

CITY OF PONTIAC.
BOARD OF APPEALS MEETING
NOVEMBER 20, 2013
5:00 p.m.

)
Agenda:)
)
Petitions from Hearing Officer,)
Building Inspector,)
Code Enforcement Officer,)
Rick Bolek)
-----)

Show Cause Hearing before a
Board of Appeals at 47450 Woodward Avenue, Pontiac,
Michigan, on Wednesday, November 20, 2013.

PRESENT ON THE BOARD:

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

CITY OF PONTIAC:

- Dan Kolbe - Clerk
- Kevin Klopocinski - Code Enforcement Officer
- Jeff Bowdell - Building Official

OTHERS PRESENT:

- Brad Runkel and Jeshua Hansen
- Margaret Dillahunty
- Shawnterrica Roberts
- Mary Atallah
- Theresa Robinson and Patrick McClusky
- Rhonda Haen
- Jose Martinez
- Jerry Hendon
- Michael Bridges
- Gary and Kitty Swan
- Sharon Muradian and Dave Coleman
- Max Garza
- Alfred Patrick
- Wendy Martin (silent)
- Addrell Magee, Sr.

1 OTHERS PRESENT: (Continued)

2 Pamela Wood
 3 Santiago Peralta
 4 Danyl Ati
 5 Patrick McClusky
 6 Robert Carmack
 7 Ross Gavin, Karry Rieth and Chuck Johnson

8 REPORTED BY: Mona Storm, CSR# 4460

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1 Pontiac, Michigan

2 Wednesday, November 20, 2013

3 4:59 p.m.

4 CHAIRPERSON: Okay. I'd like to call the
5 meeting to order, if I could. Would everybody please
6 stand to pledge allegiance to the flag.

7 (Pledge of Allegiance recited by all.)

8 MR. KLOPOCINSKI: Jeffrey Spencer.

9 CHAIRPERSON: Here.

10 MR. KLOPOCINSKI: Mona Hofmeister.

11 MS. HOFMEISTER: Here.

12 MR. KLOPOCINSKI: Chuck Kummer.

13 MR. KUMMER: Here.

14 MR. KLOPOCINSKI: Kevin Stewart.

15 MR. STEWART: Here.

16 MR. KLOPOCINSKI: Ben Tiseo.

17 CHAIRPERSON: Okay. Welcome, Ladies and
18 Gentlemen. The meeting's November 20th, 2013 at
19 5:00 p.m. If anybody's not signed in, if you'll please
20 sign in, for the record, that would be appreciated.

21 This is a Construction Board of Appeals
22 Show Cause Hearing. There are some 52 addresses on the
23 agenda this afternoon. The purpose of the meeting is
24 to take action in respect of repair or demolishing
25 structures, these structures in front of us.

1 First, we will listen to the Hearing Officer
2 regarding the recent on-site inspection and the
3 condition of the structures and property. Then, if
4 there's anyone in the audience that would like to be
5 heard regarding the property, please stand up to the
6 microphone, state your name and association with the
7 property, explain your concerns you have with the
8 structure and the property.

9 After that, the Board will make a motion of
10 the property or the petition and we'll have a vote.
11 We'll either make a motion to table the item or
12 postpone the item or we'll put it on the demolition
13 list. With that said, the Hearing Officer will read
14 the first petition.

15 MR. BOLEK: Start with the bond.

16 CHAIRPERSON: Okay. Jeff Bowdell's got an
17 opening petition at this time.

18 MR. BOWDELL: Thank you, Mr. Chairman. One
19 correction: I heard you say "Construction Board" and
20 this is actually just the Board of Appeals.

21 CHAIRPERSON: Okay. Board of Appeals.

22 MR. BOLEK: Rather than the Construction
23 Board. And I know you're used to that term.

24 CHAIRPERSON: Okay.

25 MR. BOWDELL: I think the first item on the

1 agenda is not an item for demolition but rather an
2 appeal to one of the sections of the ordinance with
3 regard to demolition of a commercial structure. And I
4 want to make sure that you all have a packet in front
5 of you regarding 55 Wesson.

6 MR. STEWART: I believe that these
7 proceedings are being recorded, I didn't know if you
8 wanted to use the mic and the podium.

9 MR. BOWDELL: I can.

10 MR. STEWART: Okay. Fine.

11 MR. BOWDELL: I can.

12 MR. STEWART: Thank you, sir.

13 MR. BOWDELL: My great big voice, I never had
14 anybody tell me to use a microphone before, so -- but
15 do you -- does the Board have a packet for 55 Wesson in
16 front of them?

17 MR. KUMMER: We do.

18 CHAIRPERSON: Yes.

19 MR. BOWDELL: If I could take just a minute
20 to explain why this property is in front of you.
21 Unlike many communities, Pontiac actually has a -- a
22 specific demolition ordinance with regard to commercial
23 industrial properties. And there's a couple of
24 provisions of that ordinance that this Petitioner, the
25 owner of 55 Wesson, has -- they're asking for some

1 leniency on a section of the ordinance with regard to
2 the payment of a bond. The -- you -- you have a
3 section in front of you -- there's two sections of the
4 ordinance that I've given you. Section 22540 is called
5 a Special Conditions and Maintenance Bond.

6 (Ben Tiseo entered the hearing room.)

7 MR. BOWDELL: And then the next section,
8 which is 22541, is a Maintenance and Completion Bond.
9 And in this case, you've been given a site plan that
10 shows the property improvements as they are today.
11 It's a building or a couple of buildings, a fence
12 around the property, some hard surface, some curbs and
13 things of that nature.

14 Section 22541, the Maintenance and Completion
15 Bond, is a bond that would be given to the -- to the
16 contractor when he's demoing the property itself to
17 ensure that he completes the demolition. The
18 Petitioner doesn't have any problem with that section
19 of the ordinance.

20 The Petitioner has asked that Section 22540,
21 which says that a bond covering 120 percent of the
22 portion of the cost of demolition, that will not be
23 completed. And in this case, this property has
24 environmental problems. They have to get approval from
25 the State of Michigan to do certain things to the

1 property so that that contamination will not spread.
2 The -- that would include removal of all hard surfaces.

3 When we talk about what the property should
4 look like at the end of a demolition, it's basically --
5 and this is not a pun that we're in Pontiac -- but it
6 should be back the way the Indians gave us the land,
7 which is there's nothing there; there's no fences,
8 there's no curbs, there's no anything on that site.

9 In this case, because of the environmental
10 problems that they have to work with the Department of
11 Environmental Quality, the -- you know, they probably
12 have their estimate is -- I think you have a copy of
13 their estimate but it's in excess of \$300,000. That
14 will not be completed immediately and will take some
15 time to complete, based on an approval from the DEQ.

16 They are asking that that bond, which would
17 normally be a cash bond, that we allow them to use the
18 portion of the -- of the following section, which is
19 541, that would have them post \$25,000 in cash. And
20 because of the company has the ability to get a surety
21 bond, that they get a surety bond for the balance of
22 their estimate. And, by the way, it will be the
23 estimate that the Department ends up with at the end.
24 I don't -- I've said that estimate, it might be a hair
25 low. We're not finished checking those numbers.

1 But what -- what they've asked, and in this
2 case we don't have a problem with, is that if the
3 \$25,000 that they give us in cash can be used as a tool
4 for the City to pay legal costs, if we have to -- I'll
5 call it go after the surety company, to finish the
6 project, that they're basically pre-paying their own
7 legal costs with that \$25,000 in cash.

8 And for -- and for -- we don't have a -- we
9 think that's okay. Based on this particular project,
10 the owner of the property does want to clean the
11 property. They were an owner many years ago. They
12 sold the property. If you recognize that address,
13 55 Wesson is the old DPW yard.

14 They sold the property to the City but then
15 it had environmental problems. So, in order to clean
16 those problems up, they purchased the property back
17 from the City some -- I guess it's over 20 years later.
18 They purchased it back in order to make these
19 corrections to the environmental concerns. It was
20 easier for them to manage those environmental concerns
21 if they owned the property and there was not a -- a
22 person on it, which used to be the DPW yard.

23 So, again, we don't have a problem with -- if
24 you -- you know, if you see fit. And they're here and
25 you can certainly ask them questions, that the

1 120 percent portion be allowed to be done with cash and
2 surety, as opposed to only cash in this. Because it
3 really can't be completed in a timely fashion, due to
4 the fact that there are, indeed, environmental problems
5 that they'll have to get cleared through the State
6 Department of Environmental Quality.

7 MR. KUMMER: Mr. Bowdell, is there a time
8 frame for the clean-up?

9 MR. BOWDELL: A time frame? Well, when you
10 say, "Is there", they first have to apply to the State
11 and we -- see, the building that's there, they could
12 choose to do nothing except go to the State and get
13 the -- you know, the -- the -- the approval to do the
14 environmental cleanup.

15 But because there's a property -- a building
16 on the property that is an attractive nuisance, there's
17 already people breaking windows and breaking in and
18 stealing, they want to take the building down. In
19 order to take the building down, they would normally
20 have to comply with this piece of the ordinance and --
21 you know, it's a little bit of a chicken before the
22 egg. But you know, they don't want to have the
23 liability of a building there, so they want to take it
24 down. But they can't get approval because they don't
25 have all of their DEQ stuff in order because that takes

1 quite a while, if any of you have ever been through it.

2 CHAIRPERSON: Jeff, did they go through
3 asbestos and lead abatements or surveys?

4 MR. BOWDELL: They have all of that --

5 CHAIRPERSON: They got it?

6 MR. BOWDELL: -- documentation in place.
7 They actually were not aware that this section of the
8 ordinance existed. And when they came in to get their
9 demolition permit, we were unable to give it to them
10 based on, you know, what is written in the City
11 ordinance.

12 CHAIRPERSON: They didn't have no problem
13 getting gas disconnects?

14 MR. BOWDELL: No, I think they got their gas
15 disconnects --

16 CHAIRPERSON: Okay.

17 MR. BOWDELL: -- pretty easy.

18 Are -- do you have questions?

19 If you don't have any questions of me, I
20 guess I would invite the Petitioner to step to the
21 podium. And if you have questions for them -- I don't
22 know if you do. I tried to give you their --

23 Yes, Ben, did you have a question?

24 MR. TISEO: Yes. The 120 percent cash surety
25 is of the estimated scope of work, the 247,000?

1 MR. BOWDELL: Yeah, they have written 247-.
2 But in actuality, that number will be decided by the
3 Building Department and --

4 MR. TISEO: Okay.

5 MR. BOWDELL: -- we have not finished
6 checking those numbers to assure that -- that
7 they're -- that they're the correct number. What we
8 would normally do is we would call their contractors,
9 give the square footages of what needed to be removed
10 and left and what it would cost to do that work and we
11 would actually set the number. We do like their
12 number. Because we want to see, you know -- you know,
13 that's like one more estimate --

14 MR. TISEO: Sure.

15 MR. BOWDELL: -- as we're looking at them.
16 But we would actually set that number. It wouldn't be
17 based exactly off that estimate but it would be
18 somewhere close. The main thing is would they be
19 allowed to use the cash surety instead of just cash.

20 MR. TISEO: Along that -- so it's a \$300,000
21 by doing 120 percent. I make it a round up to 250.
22 The -- how much cash determined -- who determines how
23 much the cash should be; is that the formula that's on
24 the back?

25 MR. BOWDELL: What they're asking to use is

1 the formula found in the second section of our
2 ordinance, which is our Section 541, that says once
3 you've posted 25,000 in cash on the other type of
4 bond --

5 MR. TISEO: Okay.

6 MR. BOWDELL: -- that the rest could be
7 surety. And what they're asking is that -- if that
8 language could apply to the Special Conditions Section;
9 that's what they're asking. That's the purpose that --

10 MR. TISEO: So they would still have to post
11 the 25,000?

12 MR. BOWDELL: Cash.

13 MR. TISEO: Cash?

14 MR. BOWDELL: Yes. And they understand that
15 that cash would -- they're, in essence, pre-paying
16 their own legal fees, if they -- if we had to -- I
17 guess, what's the word -- affect --

18 MR. TISEO: Uh-huh.

19 MR. BOWDELL: -- the -- the surety -- you
20 know, guarantee.

21 MR. TISEO: And if I understand it correctly,
22 Consumers would still be -- would have the same
23 conditions a contractor would have under a surety; is
24 that correct?

25 MR. BOWDELL: Well, yes. In fact, what would

1 happen here is their contractor will have to --

2 MR. TISEO: Okay.

3 MR. BOWDELL: -- post a bond under 541.

4 MR. TISEO: As the contractor?

5 MR. BOWDELL: As the contractor.

6 MR. TISEO: Okay.

7 MR. BOWDELL: And -- and, they would post a
8 bond per the Special Conditions Section as the owner.

9 MR. TISEO: Okay.

10 MR. BOWDELL: During the demolition process,
11 there would be two bonds. Once they completed the
12 portion of the work of demolishing the building and
13 anything that they were taking out, the contractor
14 would receive his portion of the bond back.

15 But Consumers Energy's portion, the property
16 owner, would stay in effect until such time that either
17 they had a -- a complete clearance from the DEQ or they
18 have a clearance from the DEQ and they come back to us
19 with a site plan that says, "We're going to redevelop
20 this property and keep the fence and put -- have a
21 little building" or whatever it is they choose to do
22 once it was back to a site that could be used and sold
23 or leased or used by themselves. And that's when the
24 bond requirement would expire for CMS Energy.

25 MR. TISEO: And then you would, in a sense,

1 approve it and give them the cash back?

2 MR. BOWDELL: And give them their -- release
3 their -- yeah, we would release the surety and sign off
4 the surety and give them their cash back, that's
5 correct.

6 MR. TISEO: Thank you.

7 MR. BOWDELL: Do you have questions for the
8 Petitioner? They are here.

9 MR. TISEO: Okay.

10 MR. BOWDELL: They can introduce themselves,
11 if they choose or if you want them. If you don't want
12 them, that's up to you.

13 MR. TISEO: I wouldn't mind hearing from
14 them.

15 MR. BOWDELL: All righty. Thank you.

16 MR. TISEO: Thank you.

17 MR. RUNKEL: Hi, my name's Brad Runkel. I
18 represent -- Consumers Energy is the owner of the
19 property and I am an engineer and project manager for
20 the Environmental Service Department at Consumers
21 Energy.

22 MR. BOWDELL: Could you spell your name for
23 the record. We have a stenographer. If you could
24 spell your name for her.

25 MR. RUNKEL: Brad Runkel, B-R-A-D, Runkel,

1 R-U-N-K-E-L.

2 CHAIRPERSON: I did have a question. The
3 surety bond, so it would be for 25,000, a surety bond,
4 or no?

5 MR. RUNKEL: The surety bond would be to
6 cover the balance of what is not covered by the cash
7 bond, 300,000 minus 25,000. So the surety bond would
8 be in the amount of 275,000.

9 CHAIRPERSON: 275 --

10 MR. RUNKEL: Yeah.

11 CHAIRPERSON: -- for the surety?

12 That's kind of a performance type of an
13 escrow?

14 MR. RUNKEL: Yeah.

15 CHAIRPERSON: And then you get that back
16 after the project's cleaned, seeded and mulched, so on
17 and so forth?

18 MR. RUNKEL: That's my understanding, yeah.

19 CHAIRPERSON: I see.

20 MR. TISEO: And excuse me. I think I came up
21 with some different numbers. I understand that the
22 total -- is the 25,000 the maximum cash?

23 MR. RUNKEL: That's correct.

24 MR. TISEO: Or is it 20 percent?

25 Okay. So it's 25 --

1 MR. RUNKEL: Yes.

2 MR. TISEO: -- is the cash?

3 MR. RUNKEL: Yeah. So the cash bond, my
4 understanding, is not to exceed 25,000.

5 MR. TISEO: Okay.

6 MR. RUNKEL: That's what -- that's really the
7 basis of our -- of our appeal.

8 MR. TISEO: Okay.

9 CHAIRPERSON: Was there any more questions or
10 are you still --

11 MR. TISEO: No, I think I'm fine. I'd like
12 to make a motion to accept this at 120 percent cash
13 surety with a 25,000 not to exceed as the cash bond --
14 as the cash.

15 CHAIRPERSON: Okay. Is there any support?

16 MR. KUMMER: Second.

17 CHAIRPERSON: Support by Chuck. All in
18 favor, say --

19 MR. TISEO: Let's have some discussion. I
20 didn't hear any more. How is the other end of the
21 table doing down there?

22 MS. HOFMEISTER: Good.

23 MR. TISEO: You haven't said much on this
24 issue.

25 CHAIRPERSON: Okay. So no discussion at this

1 point. Then we did get support from Chuck. So all in
2 favor, say "aye".

3 BOARD MEMBERS: Aye.

4 CHAIRPERSON: Any opposed?

5 Seeing none, motion passes.

6 MR. RUNKEL: Thank you.

7 CHAIRPERSON: Okay. We'll move on to the
8 first -- we're going to do the tabled items, I believe.

9 Or the postponed items, Dan?

10 MR. KOLBE: We have a list.

11 CHAIRPERSON: Yeah. Start right at the top
12 here, right?

13 MR. KOLBE: Well, they're in alphabetical
14 order; A, B, C. Luther is --

15 MR. BOLEK: You've got -- it's the list of
16 people that checked in. It should be by your right
17 arm. Isn't it?

18 MR. STEWART: Right here.

19 CHAIRPERSON: Okay. So I got it. That's
20 right. Typically, what we like to do, the people that
21 are here and when they check in, we give you the chance
22 to come -- we don't follow the agenda, we let you come
23 and speak first and then we'll handle the other items,
24 because there's nobody here on those items, afterwards.

25 So we'll start out with A, which is

1 546 Luther Avenue. And that's -- first we have to make
2 a motion to bring it off the table.

3 MR. KUMMER: So moved.

4 CHAIRPERSON: Any -- all in favor, say "aye".

5 BOARD MEMBERS: Aye.

6 CHAIRPERSON: Seeing none opposed, we'll
7 bring it off the table.

8 Go ahead, the Hearing Officer, on this one.

9 MR. BOLEK: 546 Luther Avenue. The property
10 was posted on 8 -- 8-7. There's been permits pulled,
11 building, plumbing, and electrical. The house is
12 vacant, boarded, roof and porch were falling apart.
13 Garage is -- was rotting. Roof was -- roof is in bad
14 shape.

15 At this point, we're recommending, because
16 the permits have been pulled, to postpone this until
17 the February Board of Appeals Meeting.

18 CHAIRPERSON: Okay. Is there any discussion
19 on this one?

20 MR. TISEO: All the permits have been pulled?

21 MR. BOLEK: The --

22 MR. TISEO: All the required ones?

23 MR. BOLEK: All the required permits have
24 been pulled.

25 MR. KUMMER: Is there progress on that

1 project?

2 MR. BOLEK: As of the day that we posted
3 this, there didn't appear to be. But the -- the
4 permits have -- were recently pulled. Plumbing and
5 mechanical were pulled the 1st of November.

6 MR. TISEO: Okay.

7 MR. KUMMER: This was tabled from -- from
8 August.

9 MR. BOLEK: From August, from May, from
10 February and from last November.

11 CHAIRPERSON: Okay. Mona or Kevin, do you
12 have any comments at this point?

13 MR. STEWART: I don't have any.

14 MS. HOFMEISTER: I'm curious as to what your
15 time frame is on this.

16 CHAIRPERSON: First, could we get your name
17 and association with the property, please.

18 MS. DILLAHUNTY: My name is
19 Margaret Dillahunty and I'm the mother of Michael Brown
20 who's the owner of the home.

21 CHAIRPERSON: Okay. Thank you.

22 MS. DILLAHUNTY: Uh-huh.

23 MS. HOFMEISTER: I'm curious as to what your
24 time frame is on this.

25 MS. DILLAHUNTY: Well, we're doing the best

1 we can. So far we have a roof. The roof -- the roof
2 is complete and the electrical has been done. However,
3 he failed the electrical. So we talked to the
4 electrician and he's supposed to come back out and
5 someone from here is supposed to go back and inspect it
6 again. So I don't know how far the electrician has
7 come, so -- it's up in the air. And we just pulled the
8 plumbing.

9 MR. TISEO: Has any other work gone on? You
10 said the plumbing permit just got pulled.

11 MS. DILLAHUNTY: Yes.

12 MR. TISEO: And no other work -- you've got
13 the roof, you've done electrical. But the electrical
14 inspection failed. So they're going to go back and
15 correct those?

16 MS. DILLAHUNTY: Yes.

17 MR. TISEO: What other work had to be done?

18 MR. KOLBE: There was plumbing and electrical
19 permits were required and building. I -- off the top
20 of my head.

21 MR. TISEO: Are we talking about new walls,
22 gypsum board?

23 MR. KOLBE: No, not any major. The building
24 permit does expire on February 17th, which would be
25 right about the time of the next meeting. And that's

1 why it was tabled until then, figuring that by that
2 time they will be basically finished with the house
3 and, you know, if they are no farther than they are
4 today, then I would suggest just pulling the plug on
5 it.

6 MR. TISEO: Do you think that by
7 February 17th, you would have the work completed?

8 MS. DILLAHUNTY: Well, I have to talk to
9 Michael. I don't know. I'm just letting the people in
10 the house to do the work and trying to make these
11 meetings while he work. But he's putting forth a lot
12 of effort to get everything complete.

13 MR. TISEO: Is he working tonight; is that
14 why he couldn't be here?

15 MR. RUNKEL: Yes, he's working and he's in
16 Lake Orion -- I mean, he's in Fort -- Fort Wayne,
17 Indiana.

18 MR. STEWART: Yeah.

19 CHAIRPERSON: Ben, how about we ask that it
20 be completed by the second meeting, on February 19th,
21 or we would place it on the demolition list? It sounds
22 like they're going to be making good progress. They're
23 making good progress on it.

24 MS. DILLAHUNTY: So --

25 MR. KUMMER: Are they making progress on this

1 or -- let me ask you this first: When the maintenance
2 inspection was done, are they -- monetarily, is it just
3 a simple fix? I mean, are they not looking at a huge
4 amount of money here, right?

5 MR. BOLEK: I would say yes. I think the
6 biggest problem is that he's working out of town. He
7 got transferred to Fort Wayne as a GM employee so I
8 believe he's trying to do this long distance.

9 MR. KUMMER: Got you.

10 MR. BOLEK: But, from what I seen when I
11 first seen it from the first of the year until now,
12 they're beginning to make an effort.

13 MR. KUMMER: Yeah. And it's a good-looking
14 house.

15 MR. BOLEK: It's not a bad house.

16 MR. KUMMER: Yeah. But you got to get it
17 done.

18 MS. DILLAHUNTY: We're going to get it done.

19 MR. KUMMER: You got to wrap it up.

20 MR. TISEO: And you'll express our concern to
21 your son that, if this is not completed by our next
22 meeting on February 19th, that we will recommend
23 demolition; would you send him this message, please.

24 MS. DILLAHUNTY: Okay. Well, he took out --
25 I think it was a \$10,000 loan. It's killing me.

1 MR. TISEO: I understand.

2 MS. DILLAHUNTY: You know, we're doing
3 everything. And I don't have no money so I can't fork
4 up anything. So he's doing the best he can to pay his
5 bills. And what he's trying to do, also, is transfer
6 back here so he can get in his own home and take care
7 of his own business. But that's a process, too, you
8 know. But we're putting forth our every effort. We do
9 want the house. Please don't think we don't.

10 MR. KUMMER: All right. Let me -- let me
11 just suggest -- I see dates on here from 2012.

12 MR. TISEO: Yeah.

13 MS. DILLAHUNTY: Okay.

14 MR. KUMMER: And so I like the look of this
15 house but at a certain point, you either got to fish or
16 cut bait and you got to finish this up. So what we're
17 saying, in all earnest, is that we're going to postpone
18 this and table it until the February meeting. But if
19 it's not wrapped up and gotten a final inspection by
20 that meeting, then we will recommend it for demolition.
21 So you've got to express to him the urgency.

22 MS. DILLAHUNTY: Okay. I will.

23 MR. KUMMER: Okay. Yeah.

24 CHAIRPERSON: What we'll do -- I was talking
25 to Dan -- is we will go ahead and make a -- I will make

1 a motion to postpone this until the February 19th, 2014
2 meeting. But if it isn't finalized out by the Building
3 Department, at that time, automatically it will go on
4 the demo list. They won't even need to come back here.
5 That way we won't have it as a postponed item.

6 MR. KUMMER: I'm fine with that.

7 CHAIRPERSON: And that will eliminate a lot
8 of these postponements and extra stuff.

9 MR. KUMMER: Okay.

10 MR. TISEO: All right.

11 MS. DILLAHUNTY: Okay.

12 CHAIRPERSON: So I would make a motion to
13 that effect. Is there any support?

14 MR. KUMMER: I second.

15 MS. HOFMEISTER: I'll support.

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

17 BOARD MEMBERS: Aye.

18 CHAIRPERSON: Any opposed?

19 Hearing none, motion passes.

20 MS. DILLAHUNTY: Could I ask a question?

21 CHAIRPERSON: Sure. Go ahead.

22 MS. DILLAHUNTY: Could you please tell me
23 what you're expecting to be done by February -- what's
24 the date?

25 MR. TISEO: February -- before February 19th.

1 CHAIRPERSON: February 19th.

2 MS. DILLAHUNTY: Okay.

3 MR. TISEO: The City will give you a

4 Certificate of Occupancy.

5 Is that correct, gentlemen?

6 MR. KOLBE: Compliance.

7 MR. TISEO: Or Certification of Compliance;

8 that's what we're looking for.

9 MS. DILLAHUNTY: Okay.

10 MR. TISEO: Meaning it's all done.

11 MS. DILLAHUNTY: Okay. All right. So I

12 guess Mike will know everything he have to do. It's

13 just the plumbing, the electricity and what else?

14 MR. KOLBE: Building.

15 MS. DILLAHUNTY: And the building.

16 MR. KOLBE: Building will be the last one.

17 MS. DILLAHUNTY: Okay. Okay. Can I come by

18 your office and get a paper stating what exactly you

19 want so I can get on it? Because Michael down there,

20 he's young.

21 MR. KOLBE: Give me tomorrow. Don't come

22 tomorrow. Friday, yes. Tomorrow, no.

23 MS. DILLAHUNTY: I'll be there Friday. Thank

24 you.

25 CHAIRPERSON: Thank you.

1 MR. TISEO: Thank you. Good luck.

2 CHAIRPERSON: Okay. Item B, which is
3 114 Green Street. I'd make a motion to bring it off
4 the table. Is there any support?

5 MR. STEWART: I'll support.

6 CHAIRPERSON: Okay. All in favor, say "aye".

7 BOARD MEMBERS: Aye.

8 CHAIRPERSON: Any opposed?

9 Hearing none, motion passes.

10 Hearing Officer, could we hear on this one?

11 MR. BOLEK: 114 Green Street posted 11-7-13.

12 Permits were issued on April of this year. The
13 building appears to be vacant and not maintained.

14 There's been no change to the building from
15 appearances. It was -- it was boarded by the City.
16 The roof still needs to be finished.

17 We're actually recommending demolition, due
18 to lack of progress and lack of inspections, as the
19 permits are expired.

20 CHAIRPERSON: Okay. Is there anybody here
21 that could --

22 MS. DILLAHUNTY: Me.

23 CHAIRPERSON: You. Okay. And Kevin, go
24 ahead.

25 MR. STEWART: Ma'am.

1 MS. DILLAHUNTY: Yeah?

2 MR. STEWART: If I can ask, now this property
3 on Green Street, is that another son's property?

4 MS. DILLAHUNTY: Yes.

5 MR. STEWART: Okay. I knew there was -- from
6 the other previous meeting, that there was a
7 relationship.

8 MS. DILLAHUNTY: Kara Boykin.

9 MR. STEWART: Okay.

10 CHAIRPERSON: Okay. Was there -- is your
11 other son working on this or --

12 MS. DILLAHUNTY: She called me and asked me
13 would I appear. She couldn't -- they wouldn't let her
14 off from work today.

15 CHAIRPERSON: I see.

16 MS. DILLAHUNTY: That's all I can say to the
17 matter.

18 MR. STEWART: I have a question. Wasn't
19 there an issue regarding the mechanicals and the
20 furnace or something with this property?

21 MR. BOLEK: I do not have anything in this
22 paperwork that reflects that.

23 MR. STEWART: Okay.

24 MR. BOLEK: Basically, what we've seen from,
25 again, November of last year to February, to May, to

1 August until now is that the Property Maintenance was
2 done on January 2nd of 2013, permits were pulled in
3 April, on April 5th, a little bit of work had been done
4 for the May meeting and, from then on, it just -- it
5 appears that nothing at all has been done.

6 MR. STEWART: Okay. Thank you.

7 MS. DILLAHUNTY: He had some -- I seen that
8 they were talking to someone. I don't know too much
9 about the house but it was, I think, about a chimney or
10 something. And that was last Friday. Was it a chimney
11 or something that was supposed to be fixed?

12 MR. KOLBE: I don't know.

13 MR. TISEO: I'm not seeing -- what is the
14 issue with the house? I see no -- it just says vacant,
15 not maintained, no change, tracks in driveway from
16 cars, people entering the house.

17 MR. BOLEK: It was one of the vacant
18 boarded-up houses by -- that was done under the Federal
19 board-up program back in the day.

20 MR. TISEO: Okay.

21 MR. BOLEK: And it was un-boarded and work
22 began to start on the house without permits and without
23 getting the proper inspections, originally.

24 MR. TISEO: Okay. But what -- what is the
25 work that needs to be done?

1 MR. BOLEK: Well, see, we've never been able
2 to get inside -- well, the Property Maintenance
3 Inspection was done by one of the other inspectors. He
4 said, at the time, that all permits were needed. So
5 all permits were pulled but nothing has ever been
6 finalized on it. So we're kind of in the same boat we
7 are -- we were with the first house. We've had this --

8 MR. TISEO: Since April.

9 MR. KOLBE: There hasn't been any inspection
10 on it.

11 MR. BOLEK: There hasn't been any inspection
12 on it. There hasn't been any progress on it.

13 MR. KUMMER: This was brought to our board
14 because the previous -- the other board that meets
15 before this one has recommended it for demolition.

16 MR. BOLEK: Uh-huh.

17 MR. KUMMER: Is that what your recommendation
18 is also?

19 MR. BOLEK: Yes.

20 MR. KUMMER: Based on that it's a -- that it
21 should be knocked down?

22 MR. BOLEK: From what our criteria is in the
23 houses that we go look at, if -- if they're -- if
24 they're gone into, if they're vacant and boarded, we
25 typically find that the houses have been stripped on

1 the inside of all materials, all valuable materials,
2 and that the -- they're -- they become non-habitable.

3 MR. KUMMER: Right.

4 MR. BOLEK: If somebody goes in and takes all
5 the boards off and begins to work on it, we have no
6 idea whether they're following any codes to rehab the
7 house, we don't know what has or hasn't been done, if
8 any inspections have been done.

9 MR. KUMMER: So this house, that's what's
10 occurred?

11 MR. BOLEK: Uh-huh.

12 MR. KUMMER: The inside's been ripped apart?

13 MR. BOLEK: According to the other inspector
14 that went, he recommended that all permits were to be
15 pulled, that -- what that indicates to me is that that
16 stuff has been taken out but there's no note that
17 specifically says that on this paperwork.

18 MR. KOLBE: That's -- it's in our system.
19 The biggest thing is the permits were pulled but no
20 work; no, you know, milestone has been -- come. So --

21 MR. KUMMER: Well, don't these things -- when
22 you pull a permit, you have to get it done in six
23 months, right?

24 MR. KOLBE: Right. And the electrical and
25 the building expired.

1 MR. KUMMER: So when they didn't finish it in
2 six months, you told what to the owner, then?

3 MR. KOLBE: They haven't come in to do
4 anything. They haven't called for any permit.

5 MR. TISEO: Aren't they notified when the
6 permit expires --

7 MR. KOLBE: No.

8 MR. TISEO: -- by a notice?

9 No?

10 MR. KOLBE: It's on the permit. The date of
11 expiration is on the permit.

12 MR. KUMMER: Okay.

13 MR. KOLBE: You know, if they would have
14 called in for an inspection on the building permit, we
15 would have notified them that they have to renew it but
16 they haven't called in for any inspection or anything.

17 MR. KUMMER: Ma'am, have you done an estimate
18 for any of the work that needs to be done?

19 MR. STEWART: They say she's not the owner.

20 CHAIRPERSON: She's not.

21 MS. DILLAHUNTY: Excuse me. I don't know
22 anything about the house.

23 MR. STEWART: She's not the owner. Her son
24 is the owner of this property.

25 CHAIRPERSON: What do you guys think?

1 MR. STEWART: Well, it's what the building
2 officials are going with on it.

3 MS. HOFMEISTER: The problem I have is that
4 you pull permits and you don't do any work.

5 MR. TISEO: Don't do anything.

6 MS. HOFMEISTER: And here we are again, this
7 is November, heading into the wintertime and we still
8 don't see any progress. So it's time wasted and money
9 wasted.

10 MR. TISEO: Any contractor knows that there's
11 expiration on permits, period.

12 MS. HOFMEISTER: Sure.

13 MR. TISEO: And I'm assuming if there were
14 electrical, plumbing, those have to be certified
15 contractors, therefore they know the rules.

16 MS. HOFMEISTER: And permits aren't cheap.

17 MR. TISEO: Right.

18 CHAIRPERSON: I would -- the house is not
19 that bad on the outside. I would like to put it --
20 postpone it until the next February meeting. And in
21 that interim, again, pull all the appropriate permits,
22 get it finalized out or it goes on the demo.

23 MR. TISEO: I know. I'm -- I don't know.
24 It's -- it's like we keep kicking the can down the
25 road. I mean, first of all, our next real meeting

1 appears to be January 22nd, not February 19th.

2 CHAIRPERSON: Well, I know. But this is it
3 because they won't be back. It will be on the list one
4 way or the other.

5 MR. TISEO: But my concern -- and I
6 understand the reason why you'd want to give them a
7 chance -- is here we are -- what are we now -- seven
8 months later, permits expired, no calls. All these
9 contractors, they know this; this is not anything new.

10 CHAIRPERSON: I think they have done some
11 work on this because, if I remember, the first pictures
12 had boarded-up windows, so on and so forth. He spent
13 some money on the exterior, cleaned it up. They're
14 just a little slow on doing -- getting it going. I
15 don't know. I've seen a lot worse that we've tabled
16 but it -- it's up to you guys. I mean, I would --

17 MR. TISEO: Is that a motion?

18 CHAIRPERSON: I would like to make that
19 motion.

20 MR. STEWART: What motion is that?

21 CHAIRPERSON: That motion would be to have it
22 completed, in terms of appropriate permits pulled,
23 inspections made and a certificate given to the house
24 by February 19th, 2014 or, if it's not done, it
25 automatically goes on the demo list.

1 MR. KUMMER: Discussion?

2 CHAIRPERSON: Is there any discussion on
3 that?

4 MR. TISEO: We need a second to get a
5 discussion.

6 CHAIRPERSON: Is there a second?

7 MR. STEWART: I'll second it.

8 CHAIRPERSON: Now, is there discussion?

9 MR. KUMMER: I'm not happy about the lack of
10 progress on this and I'm not happy that the owner of
11 the property didn't show up.

12 MS. HOFMEISTER: Me, too.

13 MR. KUMMER: And so, quite honestly, I'm
14 getting tired of kicking the can down the road. This
15 particular house doesn't look like -- in that bad of
16 shape. But I would suggest the January meeting rather
17 than the February meeting; that was -- that's my only
18 thought.

19 CHAIRPERSON: Okay.

20 MR. TISEO: Would that -- would you accept
21 that amendment as of January?

22 CHAIRPERSON: Sure.

23 MS. HOFMEISTER: But now the house isn't
24 boarded and everybody knows it's sitting there. And
25 how long before they go in and take the valuables?

1 CHAIRPERSON: Yeah. But even if it was fixed
2 up and they had a certificate to occupy it and they
3 don't occupy it, they could do that, too, couldn't
4 they, Mona?

5 MS. HOFMEISTER: Well, if nobody's living in
6 it because it's not finished.

7 CHAIRPERSON: Oh, okay. Yeah.

8 MS. HOFMEISTER: And now it's not going to be
9 finished until what, January?

10 CHAIRPERSON: Yeah, January.

11 MS. HOFMEISTER: Then here we go again. This
12 is November, December, January and it's the holidays
13 and the people are looking for something to get their
14 hands on quick.

15 CHAIRPERSON: Okay.

16 MR. TISEO: Because I'm concerned if there's
17 been essentially no work, no calls for inspection.
18 First of all, the inspections have been -- have
19 expired, therefore they have to come back in and get
20 new permits.

21 MR. BOLEK: They're also delinquent on their
22 taxes.

23 MR. TISEO: Oh, okay. And so asking for this
24 to be done in two months and they haven't been able to
25 do it in seven --

1 CHAIRPERSON: Okay. You want to vote on this
2 motion first and --

3 MR. TISEO: Sure. Well, we have to. It's on
4 the table.

5 CHAIRPERSON: Okay. The motion's out there,
6 it's supported. All in favor, say "aye".

7 BOARD MEMBERS: Aye.

8 CHAIRPERSON: All opposed?

9 MR. TISEO: Opposed.

10 CHAIRPERSON: One opposed. Motion passes
11 four to one.

12 So let your kin know -- or not kin, child --

13 MR. STEWART: Daughter.

14 CHAIRPERSON: -- son know that he needs to
15 get it completed by January 22nd, 2014.

16 MS. HOFMEISTER: Am I correct that if it's
17 not completed, then it goes automatically on the
18 demolition list?

19 CHAIRPERSON: Automatically on the demo
20 board -- or demo list.

21 MS. HOFMEISTER: Okay.

22 CHAIRPERSON: All right. Thank you.

23 MS. DILLAHUNTY: Thank you.

24 CHAIRPERSON: A, B, C. We bring
25 80 Mechanic Street off the table. Is there a motion?

1 MR. KUMMER: Moved.

2 CHAIRPERSON: Okay. I'll support. And all
3 in favor, say "aye".

4 BOARD MEMBERS: Aye.

5 CHAIRPERSON: Any opposed?

6 Hearing none, motion passes.

7 Go ahead, sir.

8 MR. BOLEK: 80 Mechanic Street posted
9 11-7-13. This house has had a building permit,
10 plumbing permit and electrical permits issued. It was
11 previously boarded by the Federal programs. Windows
12 were boarded, porch was rotted, soffit and fascia were
13 rotted, debris and unkempt. It has since been worked
14 on and progress made.

15 We're recommending postponement until the
16 February meeting to give them time to finish, complete
17 the house.

18 MR. TISEO: So it looks like permits,
19 building, was pulled on -- in July and the plumbing and
20 electrical in August.

21 MR. BOLEK: Uh-huh.

22 MR. TISEO: Do we know how much work needs to
23 be done in those two -- in those three items?

24 Has the house been stripped inside, do we
25 know?

1 MR. BOLEK: This house was stripped inside.
2 Tom was the last inspector in there. There hasn't been
3 an inspection performed -- I don't have any information
4 on here when the last inspection was performed.

5 MR. KOLBE: Usually, I note if there are
6 inspections been performed and most of them do not have
7 any.

8 CHAIRPERSON: Let's hear from the owner or
9 owner representative.

10 Can we have your name, please.

11 MS. ROBERTS: Shawnterrica Roberts.

12 CHAIRPERSON: Okay. This is your home, then?

13 MS. ROBERTS: Yes.

14 CHAIRPERSON: Can you give us an update on
15 what's going on?

16 MS. ROBERTS: The gas was supposed to be
17 turned on Monday but Consumers could not come out
18 because they had all the emergencies and so they're
19 going to come out -- I think he said call Monday to
20 schedule an appointment for them to come out, turn my
21 gas on. And my water's not on because it's too cold.

22 CHAIRPERSON: Right.

23 MS. ROBERTS: So --

24 CHAIRPERSON: Okay.

25 MS. ROBERTS: -- I have to wait for that to

1 be turned on next week.

2 MR. TISEO: How much work needs to be done on
3 the house?

4 MS. ROBERTS: I had an electrician come out
5 and do the electrical. I had a plumber come out and do
6 the plumbing. I haven't had the last inspection
7 because there is no gas or anything.

8 MR. TISEO: I mean, is there drywall?

9 Are there doors have to be hung?

10 MS. ROBERTS: Yeah, doors are to be hung. I
11 have everything inside the house that has to be hung
12 but --

13 MR. TISEO: Is the drywall --

14 MS. ROBERTS: Yes.

15 MR. TISEO: -- completed or that has to be
16 done?

17 MS. ROBERTS: It's completed also.

18 MR. TISEO: It is completed?

19 MS. ROBERTS: Yes.

20 MR. TISEO: So you're hanging doors, got trim
21 to do?

22 MS. ROBERTS: Yes.

23 MR. TISEO: And electrical. So if you've got
24 hung drywall, that means you've done your electrical,
25 you've had rough plumbing, rough electrical

1 inspections?

2 MR. KOLBE: I would have noted on there,
3 usually, if there's an inspection.

4 MR. TISEO: That's what I'm asking.

5 MR. KOLBE: I'm just kind of concerned if
6 you're jumping the gun on the drywall work that you're
7 doing because --

8 MS. ROBERTS: There was only one hole and
9 that was in the living room ceiling.

10 MR. KOLBE: Oh, okay.

11 MR. TISEO: Okay.

12 MS. ROBERTS: But he just put it up. It's
13 not sealed or anything, it's just up there. Because a
14 lot of times, when we're in there working, there are
15 people stopping, like, "What are you guys doing?" And
16 so I don't want anything exposed for anyone to see,
17 like the pipes and stuff like that.

18 MR. KUMMER: When was the permit pulled on
19 this?

20 MR. BOLEK: Building permit was July 9th and
21 plumbing and mechanical were in August.

22 MR. TISEO: So it's relatively recent. Okay.

23 So they're recommending it be postponed until
24 the February meeting?

25 MR. BOLEK: Right. And February is when the

1 plumbing -- let's see. August, September -- October is
2 when the mechanical permit will expire.

3 MS. ROBERTS: Right.

4 MR. TISEO: Okay. I'll make a motion to
5 postpone this until the February meeting.

6 MR. KUMMER: I second.

7 CHAIRPERSON: Is there any discussion?

8 So we have a motion to postpone until the
9 February 19th meeting, Ben?

10 MR. TISEO: Yes.

11 CHAIRPERSON: And if this is postponed -- can
12 I get clarification? If this is not approved by the
13 Building Department by then, would you then make a
14 motion to put it on the demo list so it don't come
15 back?

16 MR. TISEO: Yes.

17 CHAIRPERSON: Okay.

18 MR. TISEO: Who did the second?

19 CHAIRPERSON: Chuck.

20 MR. TISEO: Would you accept that amendment?

21 MR. KUMMER: That makes sense. I second
22 that.

23 CHAIRPERSON: Okay. All in favor -- was
24 there any further discussion?

25 Hearing none, all in favor of that motion,

1 say "aye".

2 BOARD MEMBERS: Aye.

3 CHAIRPERSON: Any opposed?

4 Hearing none, motion passes, then.

5 MR. STEWART: Sir --

6 MR. KUMMER: Ma'am, you understand you're
7 looking at three months?

8 MS. ROBERTS: Yes.

9 MR. TISEO: Otherwise, it's going to go on
10 the demolition list.

11 MS. ROBERTS: Right.

12 MR. TISEO: Thank you.

13 CHAIRPERSON: Kevin's got a comment.

14 MR. STEWART: I wanted to make a comment to
15 the public here when you give testimony about your
16 properties -- and that's why I encourage you to
17 definitely work with your building official -- that
18 when you go to that podium and give testimony, these
19 meetings are now televised and, when you stand at the
20 podium and testify that you have new electrical and new
21 plumbing in these properties and there's no one
22 actually occupying these properties -- I'd just like to
23 rest with that, just caution you.

24 MS. ROBERTS: It's an open invitation.

25 MR. STEWART: Open invitation for, you know,

1 an individual to be sitting at home with a pen and
2 paper, writing down these addresses. So I just caution
3 you on that. Thank you.

4 CHAIRPERSON: Thanks, Kevin. That's good.
5 Okay. So then, do you understand, then?

6 MS. ROBERTS: Yes.

7 CHAIRPERSON: Okay. Good.

8 MS. ROBERTS: All right. Thank you.

9 CHAIRPERSON: Bye.

10 Hope you get your gas turned on. You got the
11 Consumer guy.

12 All right. So now we do A, B, C -- D,
13 593 Franklin Road. Do I have a motion to bring that
14 off the table?

15 MR. STEWART: I'll make a motion.

16 CHAIRPERSON: Kevin makes a motion. Second?

17 MS. HOFMEISTER: I'll second.

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

20 BOARD MEMBERS: Aye.

21 CHAIRPERSON: Any opposed?

22 Hearing none, motion passes.

23 Go ahead, sir.

24 MR. BOLEK: 593 Franklin Road, last posting
25 was on November 7th, 2013. All permits were needed, it

1 was overgrown, weeds, someone had been working on the
2 inside without permits, brush, porch was settling,
3 electrical service was installed not to code, there's
4 no gas meter.

5 We are recommending this remain on the
6 demolition list due to the fact that a Property
7 Maintenance Inspection was done on 8-23 of 2012, all
8 permits were needed, none have been pulled.

9 CHAIRPERSON: Okay. Do we want to hear from
10 the Petitioner right now?

11 MR. TISEO: Yes, yeah.

12 CHAIRPERSON: Yeah. And have them state
13 their name.

14 MR. TISEO: Yeah.

15 CHAIRPERSON: Okay. Could you please state
16 your name and give your association with the home.

17 MS. ATALLAH: My name is Mary Atallah. I'm
18 an attorney representing Bank of America who owns a
19 mortgage on this property.

20 CHAIRPERSON: Okay.

21 MS. ATALLAH: And --

22 CHAIRPERSON: So --

23 MS. ATALLAH: If I may approach the Board. I
24 have recent updated pictures between the last meeting
25 and this meeting, showing that the property has been

1 maintained. I'm not sure if the Board members -- I've
2 been here several times on this property. There were a
3 lot of legal issues regarding the foreclosure sale. A
4 new foreclosure has been started. The process has been
5 started. My client, in the meantime, has gotten bids
6 both for demolition and for all of the repairs that
7 will be needed once they can take possession of the
8 property. I can present these pictures.

9 MR. TISEO: What date were those pictures
10 taken?

11 MS. ATALLAH: Several dates. Our
12 preservation company is going out to the property every
13 ten to fourteen days to maintain it.

14 MR. TISEO: Because our photos are from the
15 7th, would they be --

16 MS. ATALLAH: I have pictures all the way up
17 to November 12th.

18 MR. KUMMER: Do you have those estimates
19 also?

20 MS. ATALLAH: The demolition estimate was
21 16,000 and all of the repair estimates totaling came to
22 66,000.

23 MR. KUMMER: And how is this being financed,
24 these efforts --

25 MS. ATALLAH: The --

1 MR. KUMMER: -- to do the work?

2 MS. ATALLAH: To do the work?

3 MR. KUMMER: Who's --

4 MS. ATALLAH: Once my client takes
5 possession, it will be their responsibility. Bank of
6 America is trying to take responsibility for this
7 property. The owner doesn't live there. But
8 unfortunately, they've been bound by the law and have
9 to foreclose and get the foreclosure process correct
10 before they can take possession and take responsibility
11 for the process.

12 MR. KUMMER: The process seems to be dragging
13 out, would you agree?

14 MS. ATALLAH: I totally agree. There were a
15 lot of legal issues out of our control.

16 MR. TISEO: So it's all the attorneys' fault.

17 MS. ATALLAH: Not mine. And there is no new
18 electrical in this property. I do have the pictures,
19 if you'd like to see. I brought two copies. I
20 apologize for not having more.

21 MR. TISEO: You said the demolition estimate
22 is about 16,000?

23 MS. ATALLAH: Correct.

24 MR. TISEO: And the repairs are 66,000?

25 MS. ATALLAH: Correct.

1 MR. TISEO: Which direction is the bank
2 leaning to?

3 MS. ATALLAH: As of right now, they are
4 leaning towards the repairs. This is a mortgage that
5 was backed by HUD.

6 MR. TISEO: Okay.

7 MS. ATALLAH: So this property -- they're
8 trying to get this property into a position where they
9 can convey it to HUD so that it can be sold through the
10 Secretary of Housing and Urban Development.

11 The property itself is not in bad condition
12 at this point; it is being maintained regularly. My
13 client was, actually, respectfully asking me at this
14 point -- I'm not sure why it's at this point -- asking
15 me to inquire as to why this is on the demo list based
16 on the conditions they have seen from the pictures from
17 the property maintenance company.

18 MR. TISEO: Probably because there's no
19 permits been pulled.

20 MR. BOLEK: Well, first of all, this started
21 back in August of 2012. The -- the Hearing Officer
22 posting was in May of 2012. At that time, there were
23 broken windows, it was -- it was dilapidated, run down.
24 Somebody had started working on it without permits. In
25 the meantime, it got foreclosed on by the bank and the

1 bank got it after some of that work had been done.

2 MS. ATALLAH: Correct. And that all happened
3 with prior counsel. So it could be the attorney's
4 fault, just not my office.

5 CHAIRPERSON: Yeah.

6 MR. KUMMER: So I'm sorry. Help me out here.
7 What's the current status -- I mean, show me something
8 that's moving forward here in a positive direction.

9 MS. ATALLAH: The foreclosure process has
10 been started. The sale date should be in about 60
11 days. We are already working to shorten redemption
12 which would be 30 days from the sale date. And with
13 all the bids already being in place, work would begin
14 immediately whether it's towards Bank of America
15 demoing the property and taking responsibility for that
16 or whether it's making the repairs.

17 And my client has been maintaining the
18 property taxes on this property; they've been paying
19 them regularly. The next due date is December 1st for
20 the property taxes. They are trying to keep up with
21 this property.

22 MR. KUMMER: What is the compelling reason
23 that you're recommending it for demolition?

24 MR. BOLEK: The -- the process started back
25 in May of last year. Because of that, we're just

1 continuing that process to today.

2 MR. KUMMER: Okay.

3 MR. BOLEK: Based on what the -- how the
4 property was when it was first put onto the list.

5 MR. KUMMER: Okay.

6 MR. TISEO: So if I understand this, 60 days,
7 roughly, from now, mid-January, the sale of the house
8 will take place?

9 MS. ATALLAH: Correct.

10 MR. TISEO: And then does this mean the bank
11 would take possession of it?

12 MS. ATALLAH: The bank would have ownership,
13 pursuant -- or subject to the borrower's redemption
14 rates. Michigan Statute says redemption is 60 days.
15 However, there is a process to shorten that redemption
16 period to 30 days from the sale date, which we are
17 already in the process of starting, because we can
18 start it prior to the sale, to ensure that redemption
19 would be 30 days from the date. After that 30 days
20 expires, then my client is the legal owner with all
21 rights of possession.

22 MR. TISEO: And then, after that point, then
23 you could start work?

24 MS. ATALLAH: Yes.

25 MR. TISEO: I'm curious what is, then, the

1 value of the house? I mean, if you're spending 66,000
2 in repairs --

3 CHAIRPERSON: Geez.

4 MR. TISEO: -- I'm assuming that there's a
5 return on the investment on this.

6 MS. ATALLAH: I do not have an actual
7 evaluation. My client did -- all I was provided with
8 was the estimates for the demolition and for the
9 repairs. And it is something that, obviously, is being
10 regulated by HUD. And whether or not they will go
11 forward in one direction or the other will be decided
12 after the foreclosure sale and determining the property
13 value at that time.

14 MR. TISEO: I'm not from the area but I'd
15 like to hear from --

16 MR. STEWART: I'm from the area. And you can
17 let your client know that houses in this shape end up
18 on the list because of the trash and the debris and the
19 complaints from the neighbors.

20 MS. ATALLAH: Oh.

21 MR. STEWART: I'd also ask -- and you are the
22 attorney. Is that something that's customarily done;
23 that a financial institution will request and receive a
24 bid for demolition on a property that they do not have
25 possession of?

1 MS. ATALLAH: Because of the situation with
2 this property and because we -- my office has been
3 involved in this process for quite some time now --

4 MR. STEWART: Uh-huh.

5 MS. ATALLAH: -- we requested that they get
6 those bids done.

7 MR. STEWART: Okay. Did they provide you --

8 MS. ATALLAH: So they were doing something.

9 MR. STEWART: Did they provide you with a
10 contractor or a bid of demolition?

11 MS. ATALLAH: They did not give us the actual
12 bid. They provided us with the amount of the bids --

13 MR. STEWART: Okay.

14 MS. ATALLAH: -- that were --

15 MR. STEWART: Okay.

16 MS. ATALLAH: -- obtained.

17 MR. TISEO: The value --

18 MR. STEWART: Well, if you want my opinion,
19 I'm going to rest with what the building officials want
20 to go forward with, and that's to demolish it.

21 MR. KUMMER: Is that a motion?

22 MR. STEWART: That is a motion that I'm
23 making for demolition.

24 MS. ATALLAH: And I'll second.

25 CHAIRPERSON: Is there any discussion

1 further?

2 MR. TISEO: I guess I'm wondering what the
3 value of the house would be if they put 66- into it.

4 CHAIRPERSON: Uh-huh.

5 MR. TISEO: Is there going to be a real
6 return on it? My gut tells me --

7 CHAIRPERSON: I noticed that, too. When she
8 said that, I went, "Whoa."

9 MR. TISEO: Yeah. If I was the lending
10 institution, I'd look for demo.

11 CHAIRPERSON: Yeah, it seemed like it would
12 be --

13 MR. TISEO: Yeah. Okay.

14 MR. KUMMER: So we have a motion.

15 CHAIRPERSON: So we have a motion and
16 support. And okay. All in favor, say "aye"?

17 BOARD MEMBERS: Aye.

18 CHAIRPERSON: Any opposed?

19 Hearing none, it's being placed on the demo
20 list.

21 MS. ATALLAH: If I may, just out of curiosity
22 as of right now -- and I know the motion's already been
23 heard and I completely understand that. As of right
24 now, the borrower is the owner of the property, the
25 legal owner of the property. So any demo cost would go

1 to the borrower.

2 If the Board would allow my client the time,
3 then my client would incur the cost of the -- is
4 willing to take responsibility for the cost of the
5 demolition.

6 CHAIRPERSON: It's kind of too late now.

7 MR. KUMMER: You have the ability after --
8 even though this is on the demo list, to get with the
9 City, post a bond --

10 MR. TISEO: And work something out.

11 MR. KUMMER: -- and work something out.

12 MS. ATALLAH: I remember that. What was the
13 bond amount per square foot?

14 MR. KOLBE: It's 8.90-something. Very close
15 to \$9 a square foot.

16 MS. ATALLAH: Okay. Thank you very much.

17 CHAIRPERSON: Okay. Thank you.

18 Okay. All right. The next item,
19 871 North Perry. I'd like to bring that off the table.
20 Is there a motion?

21 MR. TISEO: I'll make a motion to bring it
22 off the table.

23 CHAIRPERSON: Okay.

24 MR. KUMMER: Second.

25 CHAIRPERSON: Second by Chuck.

1 All in favor, say "aye".

2 BOARD MEMBERS: Aye.

3 CHAIRPERSON: Any opposed?

4 Hearing none, it's off the table.

5 So hi. Could we have your name and
6 association with this property, please.

7 MS. ROBINSON: Theresa Robinson, the owner.

8 CHAIRPERSON: The owner. Okay.

9 MR. TISEO: I'm sorry. That was Theresa?

10 MS. ROBINSON: Yes.

11 MR. TISEO: Thank you.

12 CHAIRPERSON: Can you tell us what's going on
13 with the property.

14 MS. ROBINSON: Well, we're currently working
15 on the interior of the house. I've gotten with the
16 contractor here that's here who will be working on the
17 outside of the house for us.

18 CHAIRPERSON: Okay.

19 MS. ROBINSON: All of my permits have been
20 pulled. My electrical expired and I didn't know it was
21 expired but I had come down and written a letter to
22 have it extended. But I hadn't heard from the
23 department yet.

24 CHAIRPERSON: Okay. I'm sorry. I should
25 have let the hearing officer talk.

1 Give us a report. Can you give us a report,
2 Rick?

3 MR. BOLEK: 871 North Perry posted on
4 11-7-13. A building permit was pulled in June,
5 plumbing in June, mechanical in June, electrical was
6 pulled in May. The property, at that time, had open to
7 trespass, siding was being stripped, there was dumping
8 of a large amount of junk around the property.

9 And there's pictures now that show the
10 interior is full, full of debris. There's no gas meter
11 on the house. There's been no inspections on the
12 permits that have been pulled.

13 But we are recommending a postponement until
14 the February Board of Appeals meeting if some
15 inspections get done on this house and find out why --
16 what is with all the debris in the house.

17 MS. ROBINSON: That's not debris; that's my
18 belongings. There's furniture, appliances.

19 MR. TISEO: Is that being stored there while
20 it's being worked on the inside?

21 MS. ROBINSON: Yeah. We're in the home.

22 MR. TISEO: Oh. You're occupying the home?

23 MS. ROBINSON: Yeah. We have electrical. We
24 have water. The Water Department came out and put in a
25 meter. The gas meter's not on because the furnace has

1 to be installed.

2 MR. STEWART: This -- this -- you were here
3 at the --

4 She was here at the last meeting.

5 MS. ROBINSON: Yes.

6 MR. STEWART: You live in this house?

7 MS. ROBINSON: Yeah, yeah. We're fixing the
8 windows. I mean --

9 MR. STEWART: You don't have a furnace?

10 MS. ROBINSON: No.

11 CHAIRPERSON: When would you be getting a
12 furnace?

13 MS. ROBINSON: Well, my husband's making an
14 appointment with the furnace guy. We're bumping heads
15 because I work midnights and I have a day job so he
16 wanted me to be there to let them in but I can't get
17 off work in the daytime because I do private duty work.
18 So within the next two to three days, the heating and
19 cooling company is supposed to be in there.

20 MR. STEWART: Ma'am, are there any windows
21 upstairs?

22 MS. ROBINSON: Yes. We cut the grass and
23 we're installing the glass windows.

24 MR. STEWART: You are going to install them?

25 MS. ROBINSON: Yeah, we have.

1 MR. STEWART: So -- but currently there are
2 no windows in the top?

3 MS. ROBINSON: Yes, there's windows up there.
4 Some of the panes are broken but --

5 MR. STEWART: Yeah.

6 MS. ROBINSON: Yeah.

7 MR. STEWART: Let me say this: Let me
8 rephrase my question to you. Upstairs in those
9 windows, do you have glass in those windows?

10 MS. ROBINSON: Yes.

11 MR. KUMMER: Yeah, it looks like it.

12 MR. STEWART: Okay.

13 MS. ROBINSON: I mean, it's old. The
14 caulking, we're replacing all that. But yeah, there
15 are some broken window panes but we're replacing those.

16 MR. STEWART: You are going to replace them;
17 they haven't been replaced yet?

18 MS. ROBINSON: We're in the process of doing
19 it now.

20 MR. STEWART: So what I'm looking at, I'm
21 looking at window panes with no glass. I'm looking at
22 plastic.

23 MR. BOLEK: The other issue that we have is
24 that this house, she's living in it and there's no --
25 the permits aren't finalized out yet.

1 MS. ROBINSON: But we're doing the work
2 ourselves; that's what's taking so long.

3 MR. TISEO: I understand that. But it's not
4 a safe home to occupy; that's the point, that's our
5 concern. Is it just you and your husband in the house?

6 MS. ROBINSON: Yes. And my granddaughter, we
7 take care of her but she doesn't actually live there.

8 MR. KUMMER: And this is the only house you
9 live in?

10 MS. ROBINSON: Yes.

11 MR. KUMMER: You don't live in another house
12 and also this one; is this the only house you live in?

13 MS. ROBINSON: Yeah.

14 MR. KUMMER: And they have no furnace.

15 MR. BOLEK: Uh-uh. I didn't know that until
16 tonight.

17 MR. TISEO: Okay. And do we know the amount
18 of -- my concern is the safety. I mean, you have
19 electrical work that needs to be done. Do we know the
20 extent of the electrical work?

21 MR. BOLEK: The Property Maintenance was
22 conducted on 10-25 of '12. At that time, they said the
23 building permit, plumbing, electrical and mechanical
24 needed to be pulled. I didn't do the inspection so I
25 don't know --

1 MR. TISEO: The extent?

2 MR. BOLEK: -- the extent of what needs to be
3 done.

4 MS. ROBINSON: As far as the electrical, we
5 had to replace the circuit box and the outlets and some
6 fixtures.

7 MR. TISEO: You had to replace the electrical
8 panel?

9 MS. ROBINSON: Yes.

10 MR. TISEO: And the plug-in outlets?

11 MS. ROBINSON: Outlets for the plug-in, yes.

12 CHAIRPERSON: Are you using space heaters
13 right now --

14 MS. ROBINSON: Yeah.

15 CHAIRPERSON: -- to keep it warm? Yeah.

16 MR. KUMMER: Ma'am, did you happen to get a
17 notice prior to this meeting, telling you that you
18 might be asked to provide your estimated cost for this
19 work and --

20 MS. ROBINSON: Yes, I did. And --

21 MR. KUMMER: Okay. And you would have --

22 MS. ROBINSON: I'm not good at that. Maybe
23 you could ask Pat.

24 MR. TISEO: Who's Pat?

25 MS. ROBINSON: When I was pulling my permits,

1 I didn't know what they would -- what the cost would
2 be. I was out buying products and coming back and
3 forth to the department.

4 MR. KUMMER: And also in that notice, it
5 makes note of having proof that you have a loan or some
6 means to finish this work.

7 MS. ROBINSON: Yes, I work. We both do --
8 well, I do. I work two jobs.

9 MR. KUMMER: Okay.

10 MS. ROBINSON: So we're paying. You know,
11 we're paying and buying the supplies.

12 CHAIRPERSON: Was this a two-family at one
13 point?

14 MS. ROBINSON: No, it's a one-family home.

15 CHAIRPERSON: I see two meters on the --

16 MS. ROBINSON: That was explained last time
17 we were here. I don't know if that's how they did it
18 back then but we have a new meter on the house. We've
19 always had electrical from the day we bought it.

20 CHAIRPERSON: I see.

21 MR. TISEO: You mentioned Pat, someone in the
22 audience. Who was that? I wasn't here last meeting so
23 I apologize.

24 Could you step up to the mic and maybe answer
25 some of the questions.

1 MR. McCLUSKY: Hello.

2 MR. TISEO: Your name, please.

3 MR. McCLUSKY: Patrick McClusky.

4 MR. TISEO: And your relationship to the
5 house, please.

6 MR. McCLUSKY: Just an acquaintance that
7 needed some help getting a few things taken care of.

8 MR. TISEO: So you're helping with the
9 contracting work?

10 MR. McCLUSKY: Yes.

11 MR. TISEO: Okay. So you're doing some of
12 the physical work?

13 MR. McCLUSKY: Yeah. There's a couple pieces
14 of wood on the front porch that need to be replaced.
15 It's all small things. It's -- there's nothing real
16 big.

17 MR. KUMMER: They have no furnace.

18 MR. McCLUSKY: I'm not doing any electrical
19 or plumbing.

20 MR. TISEO: Having no furnace and looking at
21 the shape of the inside from the photos --

22 MR. McCLUSKY: I'm talking about the
23 structure.

24 MR. TISEO: Pardon?

25 MR. McCLUSKY: I'm talking about the

1 structure. I don't know anything about furnace or
2 anything like that. I don't do HVAC.

3 CHAIRPERSON: Is there a furnace there now,
4 it's just not fired?

5 MS. ROBINSON: Right.

6 MR. TISEO: So then a workable furnace?

7 MS. ROBINSON: Well, we have it upstairs so,
8 when we got into the house, we didn't want it stolen
9 when we weren't there. So the furnace people are
10 coming to install it.

11 MR. TISEO: Okay. So you do have a furnace?

12 MR. McCLUSKY: Yeah, she has a new furnace.

13 MR. TISEO: And it's being installed in the
14 basement; is that it?

15 MS. ROBINSON: Yeah.

16 MR. TISEO: Any idea when that will take
17 place?

18 MS. ROBINSON: I'm hoping within the next two
19 to three weeks. I don't have control over someone
20 else's schedule, when they can get in there and when
21 they can do the job.

22 MR. STEWART: Yes, you do. You do. You
23 have control --

24 MS. ROBINSON: Yeah.

25 MR. STEWART: -- over when somebody installs

1 your furnace.

2 MS. ROBINSON: Yeah.

3 CHAIRPERSON: Yeah, they're there within 24
4 hours.

5 MS. ROBINSON: Okay.

6 CHAIRPERSON: Less than 24 hours.

7 MR. STEWART: And his question to you,
8 ma'am -- I'm not trying to be sarcastic. He's trying
9 to be realistic and he's trying to assist you --

10 MS. ROBINSON: Yeah.

11 MR. STEWART: -- in every means and way
12 possible so that you can keep your home --

13 MS. ROBINSON: Yeah.

14 MR. STEWART: -- because the building
15 officials are ready to terminate all of this --

16 MS. ROBINSON: Yeah.

17 MR. STEWART: -- and move forward in getting
18 your property demolished.

19 MS. ROBINSON: Uh-huh.

20 MR. STEWART: So you don't have a time
21 frame --

22 MS. ROBINSON: Uh-huh.

23 MR. STEWART: -- as to when you can possibly
24 maybe make a call to see --

25 MS. ROBINSON: I can call tomorrow.

1 MR. STEWART: -- when you can get an
2 estimate?

3 MS. ROBINSON: Yeah, I can call them
4 tomorrow.

5 MR. STEWART: Because this -- this property
6 really needs some attention.

7 MS. ROBINSON: Uh-huh.

8 MR. STEWART: And I'm questioning the
9 legality of us right now not even making a motion to
10 see that this property needs to be demolished so that
11 the City's not on the hook with us as a board and her
12 leaving this property, knowing that she's heating with
13 space heaters.

14 CHAIRPERSON: Well, they can -- the Building
15 Department can -- it's not really our position because
16 they don't have heat to have the house demolished.
17 That is an instrument that the Building Department
18 should be using with their violation notices and court
19 appearance tickets, not us.

20 We could tip -- what we could do -- and this
21 is my idea -- is postpone it until the January meeting.
22 If everything's not done by then --

23 MR. TISEO: Two months.

24 CHAIRPERSON: -- and approved, then it would
25 go on the demo list. And then also, starting tomorrow,

1 based on the testimony that we're getting, the Building
2 Department go out there and post the structure no
3 occupancy until you have pulled appropriate permits and
4 inspections. That's how I would handle it. Is there
5 any support on that?

6 MR. STEWART: I'll support that.

7 CHAIRPERSON: Discussion?

8 MR. KUMMER: I think it's a great idea.

9 MR. TISEO: Yeah.

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

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Any opposed?

14 Hearing none, motion passes.

15 MR. KUMMER: So the City will follow up on
16 that.

17 MR. BOLEK: (Nods head.)

18 MR. KUMMER: Great.

19 MR. TISEO: Thank you.

20 CHAIRPERSON: Yep. Okay. And was there any
21 further questions?

22 MR. McCLUSKY: Yes, sir. She has a
23 mechanical permit as well. Her husband is installing
24 the furnace itself but he needs help with the plume and
25 the duct work, getting it tied together.

1 CHAIRPERSON: Go in and talk to the
2 Building Department tomorrow.

3 MS. ROBINSON: Okay.

4 MR. McCLUSKY: Okay.

5 CHAIRPERSON: Even if you have to take a
6 couple hours off or something, it's real important.

7 MS. ROBINSON: Okay.

8 CHAIRPERSON: Do you have smoke alarms in the
9 house?

10 MS. ROBINSON: Yes, we do.

11 CHAIRPERSON: And CO2 detection?

12 MS. ROBINSON: No. I can get one tonight.

13 CHAIRPERSON: Yeah, get that for sure. That,
14 you can plug that right into the wall.

15 MS. ROBINSON: Okay.

16 CHAIRPERSON: Thank you.

17 MS. ROBINSON: Thank you.

18 CHAIRPERSON: Okay. Item F,
19 666 Cortwright Street. Is there a motion to bring it
20 off the table?

21 MR. KUMMER: So moved.

22 CHAIRPERSON: Chuck moves. I would support
23 it. All in favor, say "aye".

24 BOARD MEMBERS: Aye.

25 CHAIRPERSON: Okay.

1 MR. BOLEK: 666 Cortwright Street posted 11-6
2 of 2013. The property was vacant, roof was rotting,
3 the siding is decaying, front porch is settling. All
4 the windows are boarded so you can't see into the
5 house. There were debris, unkempt, overgrown.

6 We're recommending that it remains on the
7 demolition list.

8 CHAIRPERSON: Okay. Can we hear the --

9 MS. HAEN: Hello.

10 CHAIRPERSON: -- Petitioner, please.

11 MR. TISEO: Your name, please.

12 MS. HAEN: Rhonda Haen. Not all the windows
13 are boarded; only the front door, a basement window, a
14 bedroom window and the bathroom window, out of ten
15 windows in the house. But -- and the lawn has been cut
16 and some of the -- and the debris picked up in the yard
17 and trees, you know, shrubbery has been cut back.

18 Right now, based on the letter that you
19 posted about having the money to, showing a loan or
20 anything, right now there's no way I can afford that.
21 So I understand it will probably be remaining on the
22 demo list. My question then would be how much time do
23 I have to finish getting anything I still have in the
24 house of personal, like clothes, stuff like that?

25 Because I -- since we just got married, I --

1 we were going between the two houses and I'm trying to
2 combine everything so --

3 CHAIRPERSON: I would think that that would
4 be a question for Dan but I'm sure they would probably
5 give you at least 30 days or something.

6 MR. KOLBE: You typically have 30 days after
7 this Board gives judgment that it remains on the demo
8 list before the City's going to take action --

9 MS. HAEN: Okay.

10 MR. KOLBE: -- in doing something. So in
11 that length of time you would have to remove anything.
12 Same way with people who are looking to tear down a
13 house themselves; as long as they pull their permit
14 within that 30 days, it allows them to tear it down
15 before the City does it and puts it onto the tax rolls
16 and -- you know.

17 MS. HAEN: Okay. So when you're saying "put
18 it on the tax rolls"?

19 MR. KOLBE: The demolition cost goes onto the
20 taxes.

21 MS. HAEN: Goes on the taxes?

22 MR. KOLBE: Uh-huh.

23 MS. HAEN: Okay. That was my next question.
24 Goes on the taxes. Okay. And then if I'm looking at
25 filing bankruptcy at all, how does that affect any of

1 this or does it?

2 MR. KOLBE: It doesn't, really.

3 CHAIRPERSON: Talk to your attorney about it.

4 MS. HAEN: Okay. That's what I -- was my
5 next question. So -- okay.

6 CHAIRPERSON: Okay.

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

9 CHAIRPERSON: Okay. Is there support?

10 MR. STEWART: I'll support that.

11 CHAIRPERSON: Kevin supports. Any more
12 discussion?

13 Seeing none, I would entertain a vote. All
14 in favor, say "aye".

15 BOARD MEMBERS: Aye.

16 CHAIRPERSON: Any opposed?

17 Hearing none, the motion passes. It's on the
18 demolition list.

19 MS. HAEN: Okay. And then I just need to
20 talk with you probably within the next couple days.

21 MR. KOLBE: Yeah.

22 MS. HAEN: Okay.

23 MR. KOLBE: Not before Friday.

24 CHAIRPERSON: Thank you --

25 MR. KOLBE: Please.

1 CHAIRPERSON: -- for your --

2 MS. HAEN: How about --

3 CHAIRPERSON: -- honesty on this, too.

4 MS. HAEN: Yeah.

5 CHAIRPERSON: Sometimes -- and we all get
6 like that.

7 MS. HAEN: I really wanted to --

8 CHAIRPERSON: You're better off to get out
9 from underneath of it.

10 MS. HAEN: Yeah. We really wanted to, you
11 know, redo the house and refurbish it. But looking at
12 the finances and the cost of some of the estimates I
13 had gotten for roofing, for siding and everything,
14 it's -- based on what the house is valued at and what
15 they're looking at charging, it's crazy.

16 CHAIRPERSON: Not cost effective.

17 MS. HAEN: Uh-huh.

18 CHAIRPERSON: I see. Thank you.

19 MS. HAEN: Okay.

20 MR. KUMMER: All right. Take care.

21 MS. HAEN: Thank you.

22 CHAIRPERSON: All right. So the next one
23 will be G, would be -- is that 67 Forest Street?

24 MR. BOLEK: 67 Forest posted --

25 CHAIRPERSON: Let me bring it off the table

1 first.

2 MR. BOLEK: Oh, sorry.

3 CHAIRPERSON: A motion to bring it off the
4 table. Is there any support?

5 MR. KUMMER: So moved.

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

7 BOARD MEMBERS: Aye.

8 CHAIRPERSON: Motion passes.

9 Go ahead.

10 MR. BOLEK: 67 Forest posted 11-6 of '13.
11 There was a Property Maintenance Inspection pulled on
12 5-20 of '13. It said mechanical and plumbing permits
13 were needed -- all permits were needed. Electrical was
14 pulled on August 5th, building was pulled on June 26th,
15 mechanical and plumbing have not been pulled. There
16 was some work at -- at the beginning of the year, in
17 May or June, right after the permits were pulled. The
18 last two months that we've been by the house, we've
19 seen no progress on it.

20 We're recommending this remain on the
21 demolition list due to the lack of progress.

22 CHAIRPERSON: Okay. Can we have your name,
23 please.

24 MR. MARTINEZ: Good afternoon. My name is
25 Jose Martinez. I am the brother of Glenda Martinez,

1 the owner of the property.

2 CHAIRPERSON: Are they here?

3 MR. MARTINEZ: That's her.

4 CHAIRPERSON: Oh, okay.

5 MR. MARTINEZ: Glenda Martinez. We have
6 actually pulled the mechanical permit last week. I
7 don't know if you guys have gotten that.

8 MR. KOLBE: No.

9 MR. TISEO: Last week?

10 MR. MARTINEZ: Yes.

11 MR. KOLBE: What's your permit number?

12 MR. TISEO: Do you have it with you?

13 MR. MARTINEZ: No.

14 CHAIRPERSON: Okay.

15 MR. MARTINEZ: No, we got -- we got it
16 pulled.

17 CHAIRPERSON: Did you --

18 MR. MARTINEZ: With the plumbing, with the --

19 CHAIRPERSON: Who pulled it, the homeowner --

20 MR. MARTINEZ: Yeah, she --

21 CHAIRPERSON: -- or by a contractor?

22 MR. MARTINEZ: She did. She came.

23 CHAIRPERSON: Glenda pulled the permit?

24 MR. MARTINEZ: Yeah, she came here.

25 CHAIRPERSON: Well, we can check on that, I

1 guess.

2 MR. KUMMER: Do you have a contractor you're
3 working with?

4 MR. MARTINEZ: No, it's my dad. He's a
5 bricklayer and he knows about houses and stuff like
6 that. Actually, I have proof, pictures of today about
7 everything that has been done to the house that's
8 currently, from what pictures you guys have, the
9 garbage outside is all picked up, the leaves.

10 MR. TISEO: Okay. I'd like to see those.

11 MR. KUMMER: Yeah, I agree.

12 How much do you think this is going to cost
13 to do all the work?

14 MR. MARTINEZ: Well --

15 MR. KUMMER: I'm sorry. Could you speak into
16 the mic there, please.

17 MR. MARTINEZ: We have recently, for all the
18 work that has been done to it, about \$5,000 that was
19 put into the house and there's still little stuff to do
20 to it. The cabinets, trim and all the windows are --

21 MR. TISEO: Yeah, look at this.

22 CHAIRPERSON: Did you buy this on a
23 foreclosure through the county?

24 MR. MARTINEZ: No, we -- we bought this
25 house, it was all a mess, from a guy that was selling

1 it cheap because, I don't know, I guess he didn't want
2 it no more.

3 CHAIRPERSON: How long have you had it?

4 MR. MARTINEZ: This year, this year.

5 CHAIRPERSON: This year?

6 MR. MARTINEZ: Yeah, about May. And then two
7 weeks later we got this paper saying that we had to
8 come here.

9 CHAIRPERSON: So how much more -- okay. So
10 how much money do you have set aside now to finish it?

11 MR. MARTINEZ: Set aside?

12 CHAIRPERSON: Do you have the money to finish
13 it?

14 MR. MARTINEZ: Oh, yeah, of course we have
15 the money. It's her and my dad, they're -- and me.
16 They were trying to put effort into finishing this
17 house up.

18 CHAIRPERSON: But you guys work all the time
19 during the day, right?

20 MR. MARTINEZ: Yes.

21 CHAIRPERSON: So you're trying to do it at
22 night and on the weekends?

23 MR. MARTINEZ: Nights and weekend. We don't
24 actually go out and have fun, we actually go to the
25 house and work on it.

1 CHAIRPERSON: When do you think you could
2 have it done?

3 MR. MARTINEZ: If it was up to us, we would
4 have it done as soon as possible. But -- at least a
5 month.

6 CHAIRPERSON: Before Christmas?

7 MR. MARTINEZ: Before Christmas.

8 MR. TISEO: So the January -- because --

9 MR. MARTINEZ: The windows are covered up
10 with wood because we don't want anybody to break the
11 windows.

12 MR. TISEO: They've been putting work into
13 it.

14 CHAIRPERSON: That's good work.

15 MR. TISEO: Yeah. I saw they even got to the
16 point where they got the baseboards and everything else
17 being installed, yeah.

18 MR. KUMMER: I like these pictures. I'm glad
19 you brought them.

20 MR. TISEO: Thank you.

21 MR. MARTINEZ: Thank you. They were taken
22 (sic) today.

23 MR. KUMMER: What are our meeting dates here?

24 MR. TISEO: We've got -- we have a January
25 and a February.

1 MR. KUMMER: You -- can you finish this up by
2 January?

3 MR. MARTINEZ: Yes.

4 MR. TISEO: January 22nd.

5 MR. KUMMER: All right. So February,
6 definitely by February, right?

7 MR. MARTINEZ: They were pulled --

8 MR. KOLBE: The plumbing and mechanical were
9 pulled on Friday.

10 MR. KUMMER: Okay. Thank you.

11 MR. TISEO: So that's good. Thank you.

12 MR. KUMMER: I'd like to make a
13 recommendation to postpone this until the February
14 meeting.

15 CHAIRPERSON: Do you want them to come back
16 or do you want to put it on the demo list -- just to
17 double check on it; do you want to double check on it
18 and not put it on the demo?

19 MR. KUMMER: I don't want it to go on the
20 demo list automatically.

21 CHAIRPERSON: Okay.

22 MR. TISEO: I agree.

23 MR. STEWART: It's not on there currently,
24 right?

25 MR. KUMMER: Correct.

1 MR. STEWART: Am I --

2 MR. TISEO: Or is it? It says remain on the
3 demolition --

4 MR. KOLBE: Prior to --

5 CHAIRPERSON: Well, working towards that
6 goal.

7 MR. KOLBE: Yeah.

8 MR. STEWART: So it is not on the demolition
9 list?

10 CHAIRPERSON: It's not. That's what we're
11 here for.

12 MR. KUMMER: We're going to table it until
13 the February meeting.

14 MR. STEWART: Okay.

15 MR. KUMMER: Yeah.

16 CHAIRPERSON: All right. Is that a motion
17 then, Chuck?

18 MR. KUMMER: Yes.

19 MR. TISEO: I'll second.

20 CHAIRPERSON: Ben seconds. Is there any more
21 discussion?

22 MR. TISEO: So you understand that you have
23 until February to get it all done?

24 MR. MARTINEZ: Yes. Oh, excuse me. If we
25 get it done before February or January, what do we have

1 to do?

2 MR. TISEO: Notify the Building Department.
3 They're going to do an inspection and they'll give you
4 a Certificate of Completion.

5 MR. MARTINEZ: And then we don't have to come
6 back?

7 MR. KUMMER: Keep in mind, they don't come
8 out -- if you call them on a Monday and you want
9 Tuesday, that might not be their schedule. So give
10 yourselves a few weeks of fluff time.

11 MR. MARTINEZ: Right.

12 MR. KUMMER: You know, so that when you come
13 here in February, there's no questions. Because we
14 will put it on the demo list if you're not done then.

15 MR. MARTINEZ: Okay.

16 MR. KUMMER: Okay.

17 MR. KOLBE: Mechanical, electrical and
18 plumbing are done typically Tuesdays and Thursdays.
19 You need to call the day before to get it on the
20 schedule.

21 MR. MARTINEZ: Okay.

22 MR. KOLBE: Those are done Tuesdays and
23 Thursdays.

24 MR. MARTINEZ: Okay.

25 MR. KOLBE: Building is five days.

1 CHAIRPERSON: Can we have a vote on that
2 motion. All in favor, say "aye".

3 BOARD MEMBERS: Aye.

4 CHAIRPERSON: Any opposed?
5 Hearing none, motion passes.

6 MR. TISEO: Good luck.

7 MR. KUMMER: Don't forget your pictures.

8 MR. MARTINEZ: Okay.

9 CHAIRPERSON: All right. So then A, B, C, D,
10 E, F, G -- H. 78 -- how do you pronounce that street?

11 MR. BOLEK: Fiddis.

12 CHAIRPERSON: Fiddis?

13 MR. STEWART: Fiddis.

14 MR. BOLEK: Fiddis.

15 CHAIRPERSON: Fiddis. Fiddis Avenue. I'd
16 like to bring it off the table. Is there a second?

17 MR. STEWART: I'll second it.

18 CHAIRPERSON: Kevin seconds. All in favor,
19 say "aye".

20 BOARD MEMBERS: Aye.

21 CHAIRPERSON: Okay. Go ahead, sir.

22 MR. BOLEK: 78 Fiddis Avenue posted 11-7-13.
23 Building permit was issued on 7-20 of '13, a plumbing
24 permit was issued on 8-20 of '13. A Property
25 Maintenance Inspection was held on 5-10 of '13,

1 requiring a plumbing and building permits. The -- at
2 the time, the earlier electric meter had been jumped,
3 DTE was notified. Now there's an electric meter
4 installed. There was debris, unkempt.

5 We're recommending, though, that this is
6 postponed until the February meeting to allow him time
7 to finish repairs.

8 CHAIRPERSON: Okay. Sir, could you state
9 your name and your association.

10 MR. HENDON: My name is Jerry Hendon and my
11 association is I'm the owner. I wanted to ask for that
12 extension simply because for the last past two weeks,
13 of course, I've -- I have all of the mechanical -- I'm
14 sorry, the building portion of the -- the property
15 complete.

16 However, the process for -- the process for
17 getting these particular permits done is that the
18 building has to be last and so, that being the case, I
19 have the plumbing, the plumber had to drag his feet
20 but, at the same token, it is completed. He had to
21 bust out the floor and do some of those things but it
22 is -- it is complete for the plumbing.

23 Because the -- the guy for the last week and
24 even yesterday, he was not available, they had -- I
25 believe they had, like, a substitute for the plumbing.

1 But I do have on tomorrow -- tomorrow morning, he's
2 supposed to come out and inspect that.

3 The windows are already in and the doors are
4 up. But I do have the boards up simply because I don't
5 want anybody to bust out the brand new windows that has
6 been put in. After the -- after the plumbing is
7 complete and, you know, the building will come, you
8 know, a few weeks later, I just have a few things to
9 do. So I am asking for an extension so that I can be
10 out of your hair by February.

11 MR. TISEO: Is there any electrical work that
12 needs to be done?

13 MR. HENDON: Not at all.

14 MR. TISEO: I noticed that the electrical was
15 pulled in 2009 and -- so there's no electrical work
16 that needs to be done?

17 MR. KOLBE: No.

18 MR. TISEO: Okay.

19 MR. KOLBE: Not according to the Property
20 Maintenance.

21 MR. TISEO: So that's an NA?

22 MR. KOLBE: Right.

23 MR. TISEO: Not applicable. Okay.

24 MR. HENDON: And also the furnace has been
25 grandfathered in, you know. Ironically, no one stole

1 the furnace so I'm grateful for that. And it was
2 grandfathered in, so --

3 MR. TISEO: And you say plumbing work now has
4 been done?

5 MR. HENDON: It has been completed.

6 MR. TISEO: Okay.

7 MR. KUMMER: Was that inspected?

8 MR. HENDON: It has not been. I've been
9 trying for the last two weeks in order to get the
10 inspector out there for plumbing.

11 MR. KUMMER: Okay.

12 MR. HENDON: But it is scheduled for tomorrow
13 morning.

14 MR. TISEO: Oh, the inspection is for
15 tomorrow morning?

16 MR. HENDON: Yes, sir.

17 MR. TISEO: Okay. I'll make a motion that we
18 table this until the February meeting.

19 MR. STEWART: Second.

20 CHAIRPERSON: Any discussion?

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

22 BOARD MEMBERS: Aye.

23 CHAIRPERSON: Any opposed?

24 Hearing none, motion passes.

25 MR. HENDON: Thank you so much.

1 MR. TISEO: Good luck.

2 CHAIRPERSON: All right. So A, B, C, D, E,
3 F, G, H -- I.

4 MR. BOLEK: Pearsall.

5 CHAIRPERSON: Pearsall. Anybody bring it off
6 the table.

7 MR. KUMMER: So moved.

8 CHAIRPERSON: Okay. All in favor, say "aye".

9 BOARD MEMBERS: Aye.

10 CHAIRPERSON: Go ahead, sir.

11 MR. BOLEK: 470 Pearsall posted 11-7-13.

12 This was a fire-damaged house, been boarded up by the
13 fire (sic), severely damaged, debris, there's an
14 abandoned vehicle in the front yard and in the rear
15 yard. We're recommending the -- and the neighbors are
16 beginning to complain a lot.

17 We're recommending remaining on the
18 demolition list due to lack of anything being done on
19 this. This started in April of this year with the
20 Hearing Officer and then May, August and now November.

21 MR. KUMMER: Sir, if you could state your
22 name, please, and are you -- and your address.

23 MR. BRIDGES: Yes, it's Michael Bridges. The
24 address is 470 Pearsall. I'm the son of the deceased
25 person that actually owned the property. And I'm here,

1 basically, because I've been waiting -- I've been down
2 here before you guys three times. The first time I
3 came, we couldn't do anything on the property, it was
4 tied up in Probate.

5 The last couple times I was down here to pull
6 these different permits -- and the problem I've had
7 right now, the last time I was here, was actually
8 pulling the permits. The last time I was here, I
9 diligently went down, I got everything pulled except
10 for the -- paperwork to pull the permits except for
11 Consumers and I've been waiting on Consumers to come
12 out.

13 And Consumers finally came out the weekend --
14 the week of Halloween and I just got a bill and they
15 just gave me a statement, in order to be able to pull
16 the permit, because I had to have a letter from DTE,
17 the Water Department and the gas. And here's the dates
18 on it. And the date that they gave me and the bill
19 that they gave me was actually -- the date on it is
20 11-2, 11-2-13. I just received the bill -- actually,
21 this notice last week.

22 And the vehicle that's in front of the
23 property that's parked in the driveway is not
24 abandoned. The person that lives across the street
25 parks it there. It's not abandoned. But I've been

1 waiting on Consumers; that's been the holdup.

2 MR. KUMMER: Yeah. Let me ask you this.

3 MR. BRIDGES: Yes.

4 MR. KUMMER: Do you have an estimate -- it

5 looks like substantial damage here. Do you have an

6 estimate for the repairs?

7 MR. BRIDGES: Yeah.

8 MR. KUMMER: Is that with a contractor?

9 MR. BRIDGES: Yes.

10 MR. KUMMER: Did you bring that with you?

11 MR. BRIDGES: I have a contractor and

12 everything. But you guys --

13 MR. KUMMER: Did you bring that with you?

14 MR. BRIDGES: No, I did not. I didn't know I

15 had to because --

16 MR. KUMMER: Roughly, what was the --

17 MR. BRIDGES: -- the permit --

18 MR. KUMMER: -- cost on that?

19 MR. BRIDGES: Pardon me?

20 MR. KUMMER: What was the cost on it?

21 MR. BRIDGES: Thirteen and -- I'm not exactly

22 sure.

23 MR. KUMMER: A guess.

24 MR. TISEO: 13,000.

25 MR. BRIDGES: And I'm not sure what you guys

1 are holding in escrow because the City has money in
2 escrow.

3 MR. KOLBE: That's being held in the
4 executive office. We wouldn't --

5 MR. BRIDGES: Right, I understand that.

6 MR. KOLBE: Are you looking to fix the house
7 up or tear it down?

8 MR. BRIDGES: You know, the last time I
9 talked with you guys, we discussed it. I did not know.
10 And I have to pull the permits. I still have to do the
11 disconnect before I can pull permits to do any work
12 because I can take the house down to the first level
13 and redo the house, you know, on the first level.

14 MR. KOLBE: Uh-huh.

15 MR. BRIDGES: Because it's two-story.

16 MR. KUMMER: I got to tell you, you're right.
17 You've been before us before and I don't see
18 a lot of progress.

19 MR. BRIDGES: No, it has not.

20 MR. KUMMER: And it's just an eyesore.

21 MR. BRIDGES: I understand it's an eyesore
22 but the problem is -- I mean, it's not the problem.
23 Nothing's been taken out of the house or anything like
24 that. Everything's still intact, the way it was
25 before. Because you know what? When I left out this

1 meeting, like I said, I diligently worked on getting
2 this. Consumers had me held up. I've been calling,
3 calling. They just came out and disconnected the
4 meter. And you could see what they just sent me.

5 MR. STEWART: Have you been in touch with any
6 of the building officials with --

7 MR. BRIDGES: Yes, I have.

8 MR. STEWART: Which building official have
9 you been in touch with?

10 MR. BRIDGES: Both -- I can't name them off
11 by names but each one of them that I need to pull the
12 permits from. Because when I left the office, I need
13 to find out and I had to go to two offices right here
14 in the City.

15 MR. STEWART: Okay. At the last meeting, I
16 recall you saying that you were going to look at
17 demolishing the property.

18 MR. BRIDGES: Yeah. You wasn't here the last
19 time.

20 MR. STEWART: Oh. Well, the meeting before
21 that --

22 MR. BRIDGES: Yeah, meeting before.

23 MR. STEWART: -- I was here.

24 MR. BRIDGES: Yeah, exactly.

25 MR. STEWART: You're right, I did miss a

1 meeting.

2 MR. BRIDGES: Yeah, I know.

3 MR. STEWART: At the meeting that you
4 attended and I attended, you were talking about
5 demolishing it.

6 MR. BRIDGES: Taking it down. And after
7 that --

8 MR. STEWART: And I know there was an issue
9 even before that meeting about actual ownership of the
10 property.

11 MR. BRIDGES: Yeah.

12 MR. STEWART: And you had your sister with
13 you?

14 MR. BRIDGES: Yes.

15 MR. STEWART: And then there was an issue
16 where the City took a portion of the insurance money --

17 MR. BRIDGES: Yeah.

18 MR. STEWART: -- from the property.

19 MR. BRIDGES: Yes.

20 MR. STEWART: So, actually -- so in
21 actuality, not trying to get and delve too deep into
22 your business, this was an insurance issue. And the
23 insurance company paid for the property?

24 MR. BRIDGES: Right.

25 MR. STEWART: Okay. All right.

1 MR. BRIDGES: And it's also -- and it was
2 also tied up in Probate.

3 MR. STEWART: Okay. All right.

4 MR. BRIDGES: So --

5 MR. KUMMER: All right. I'd like to make a
6 motion.

7 MS. HOFMEISTER: No. I want to say something
8 first.

9 CHAIRPERSON: Go ahead.

10 MS. HOFMEISTER: First I want to apologize to
11 your neighbors because we've been sucked in time and
12 time again with broken promises from you. That -- you
13 said, "Oh, well, that house doesn't smell anymore after
14 the fire." That fire was two years ago. I go by that
15 house on a regular basis to check on it --

16 MR. BRIDGES: Okay.

17 MS. HOFMEISTER: -- just to see if there's
18 anybody there or if there's anybody doing anything.
19 The cars are there in the backyard, which isn't
20 permitted by the City, the boat's still back there.

21 MR. BRIDGES: Yes, ma'am.

22 MS. HOFMEISTER: Not a soul anywhere. And I
23 call this kicking the can and today you're the can. I
24 am not going to support you. I support your neighbors.
25 They're tired of it. I'm tired of it. And this whole

1 Board should be tired of it. And once again, I'm sorry
2 to your neighbors that they have had to look at this
3 mess for two years.

4 MR. STEWART: We also --

5 MR. BRIDGES: Can I --

6 MR. STEWART: We also asked, during the
7 summer months, when those vehicles were in the backyard
8 and the windows were down and the doors were open, we
9 explained to you that there was a possibility that a
10 child from the neighborhood could get -- get entrapped
11 in one of those vehicles, no one knows where they are,
12 they suffocate. We explained all that to you and we
13 worked tirelessly and you made promises and -- and we
14 held you to them.

15 MR. BRIDGES: Yeah. You know what?

16 MR. STEWART: And now, today it's payday.

17 MR. BRIDGES: Okay.

18 MR. KUMMER: Okay.

19 MR. BRIDGES: And I'll respond. Can I
20 respond to that?

21 MR. STEWART: Yes, sir.

22 MR. BRIDGES: You're absolutely right about
23 the vehicles being in the backyard. But with my
24 contractors that I had worked out that came out and
25 gave me estimates, all that whole job was a part of it.

1 And my whole -- the whole job was a part of everything.
2 But until I pull permits, I can't start tearing that
3 house down. Come on.

4 MS. HOFMEISTER: Could have gotten rid of the
5 cars and the boat.

6 MR. BRIDGES: Yeah. You know what? You're
7 exactly right. I didn't have no idea that, going
8 through this process, it takes this long. And you can
9 look at this and see, because I left out and I went to
10 his office and I went to the other office that I needed
11 to have the other permits. I went to the City. I went
12 to the County to find out the square footage because I
13 need to find all that out to find out what I needed
14 to -- how much everything was going to cost. I did
15 everything.

16 I've been waiting on -- I had to go down to
17 Detroit to DTE, from Flint down to DTE. The -- the
18 Water Department didn't give me a problem, but I'm
19 telling you right now, I couldn't pull a permit until I
20 got this notification that's saying -- giving all the
21 requirements. The stuff in the back, that's fine. But
22 as far as tearing this house down -- and then my
23 neighbors. My neighbors?

24 Guess what? I just went into the house.
25 It's still a charred smell in the house. You can't sit

1 there and tell me you drive past the house and smell
2 smoke because you don't. So --

3 MS. HOFMEISTER: You know what? The smell --

4 MR. BRIDGES: You know what? No, no. I'm
5 speaking right now.

6 MS. HOFMEISTER: Go ahead.

7 MR. BRIDGES: Because you had already said
8 what you stated. You the most negative person on
9 this -- on this Board. And you know what?

10 MS. HOFMEISTER: Thank you.

11 CHAIRPERSON: Sir.

12 MR. BRIDGES: You're absolutely right.

13 MR. KUMMER: That's out of line.

14 CHAIRPERSON: We understand exactly what
15 you're saying.

16 MR. BRIDGES: But no. She went personal.

17 CHAIRPERSON: No -- but it's all right.

18 She's --

19 MR. BRIDGES: She stated hers. I can't state
20 mine?

21 CHAIRPERSON: That's okay. We understand the
22 reason.

23 MR. BRIDGES: Because you know what? My
24 neighbors? That's fine. My father died in that house.

25 MS. HOFMEISTER: I understand that.

1 MR. BRIDGES: No, you -- obviously, you
2 don't. And then sitting here telling you that after
3 the last meeting, I did everything I needed to do. And
4 then you want to sit here and tell me -- and it's
5 Consumers I'm waiting on to get everything done. And
6 you're saying it's no progress being done, this, that
7 and the other? Come on. I can't pull a permit to have
8 anything done until the -- like you said, fine me.
9 Fine me for the stuff being in the backyard.

10 CHAIRPERSON: Sir, she's just hearing it from
11 the neighbors. That's been burned out that way for two
12 years.

13 MR. BRIDGES: You don't even --

14 CHAIRPERSON: We all feel sorry about your --

15 MR. BRIDGES: Okay. But what I said was the
16 house was tied up in Probate.

17 CHAIRPERSON: Okay.

18 MR. BRIDGES: It wasn't until this year it
19 was cleared.

20 CHAIRPERSON: Okay. So now it sounds like
21 it's time that we're going to have to do something on
22 it.

23 MR. BRIDGES: And I'm telling you, just right
24 now, I just got the documentation to go through the
25 process that the City says I have to go through to get

1 the permit pulled.

2 CHAIRPERSON: You're going to tear down the
3 house?

4 MR. BRIDGES: Yes.

5 CHAIRPERSON: Well --

6 MR. BRIDGES: I'm going to pull the permits.

7 CHAIRPERSON: Then what we're going to end up
8 doing is, I think, to have a motion to have it put on
9 the demolition list. You tear it down in the interim,
10 then it's down. That's all.

11 MR. BRIDGES: But then, all at the same time,
12 like I said before, because I'm going straight --
13 straight down. Because the structure is still good
14 underneath.

15 CHAIRPERSON: Okay.

16 MR. BRIDGES: Once I get down to the main
17 structure -- because it was actually a dormer put on
18 the house.

19 CHAIRPERSON: Yeah. But there's implications
20 to that. When you start doing that, you might not meet
21 setbacks, things like that.

22 MR. BRIDGES: Setback, like what? If I pull
23 the permits and everything in a timely fashion.

24 CHAIRPERSON: Then you build it that way.

25 MR. KUMMER: That's all stuff you can work

1 out with the Building Department later.

2 CHAIRPERSON: Afterwards.

3 MR. BRIDGES: Okay. Then all I'm asking is
4 that you take it until the next meeting. And, like I
5 said, I just got clarification from the -- you can look
6 at the dates on here. And I just got this -- I just
7 got this thing last week and it's a bill for what they
8 did.

9 CHAIRPERSON: Okay.

10 MR. BRIDGES: It's a bill for what they did.

11 CHAIRPERSON: Utility companies take a long
12 time.

13 MR. KUMMER: Let me ask, what was the
14 recommendation again?

15 MR. BOLEK: The recommendation is to remain
16 on the demolition list for lack of progress.

17 MR. KUMMER: I'll make a motion to keep this
18 house on the demolition list.

19 CHAIRPERSON: Okay. Is there a --

20 MR. TISEO: Second.

21 CHAIRPERSON: There's a second. All in
22 favor, say "aye".

23 BOARD MEMBERS: Aye.

24 CHAIRPERSON: Any opposed?

25 Hearing none, so it's still on the demolition

1 list.

2 MR. BRIDGES: Okay. So I need to come down
3 to the next meeting?

4 MR. KUMMER: Get with the City and talk to
5 them about --

6 MR. BRIDGES: Oh, no problem. I've been
7 trying to do this but I've been waiting on this before
8 I could even put some money down to pull my permits and
9 have the people do the work.

10 MR. TISEO: I hear you.

11 CHAIRPERSON: Now it can't be worked on.

12 MR. BRIDGES: No, I understand.

13 CHAIRPERSON: It's going to be a demolition.

14 MR. BRIDGES: I'm saying, like, that's work.
15 That's work.

16 CHAIRPERSON: Okay. All set.

17 MR. BRIDGES: I have one more statement to
18 make.

19 CHAIRPERSON: Yeah, go ahead.

20 MR. BRIDGES: Because, by this being
21 televised --

22 CHAIRPERSON: Yes.

23 MR. BRIDGES: Right? The way we come in and
24 check in --

25 CHAIRPERSON: Uh-huh.

1 MR. BRIDGES: -- is the way the properties
2 need to be listed. The address of these properties
3 shouldn't be stated for the simple fact in the climate
4 that we live in, it gives --

5 CHAIRPERSON: I understand.

6 MR. BRIDGES: It gives --

7 CHAIRPERSON: Okay.

8 MR. BRIDGES: It gives --

9 CHAIRPERSON: I understand what you're saying
10 but there's got to be testimony and it's got to be open
11 to the public. So there's not really --

12 MR. BRIDGES: But if you put -- no, it could
13 still be open to the public. If the public wants to
14 know, they can come down here and get a list. It's
15 ways that you do that. Because I'm sitting here --

16 CHAIRPERSON: I know.

17 MR. BRIDGES: Because, like I said, that
18 house is my -- that house is still intact. It's coming
19 down. But everything is still intact. But if I come
20 in and I sign it, it's going in alphabetical order.
21 Put it in alphabetical order. And if anybody wants to
22 know public record, they can pull public record and
23 not -- it's not being stated so the people in here
24 become targets.

25 CHAIRPERSON: We'll take it all under

1 consideration. Thank you, sir.

2 MR. BRIDGES: Thank you. Thank you very
3 much.

4 CHAIRPERSON: Okay. Let's move on to the
5 next item.

6 MR. TISEO: Item 24.

7 CHAIRPERSON: Item -- which one is it?

8 MR. TISEO: 24.

9 MR. KUMMER: 228 Richard.

10 MR. BOLEK: Richard.

11 CHAIRPERSON: On the other page? Let's see.
12 What was it we just had, 470, right?

13 MR. BOLEK: Yeah, we just did 470. We're
14 going to 228 Richard.

15 CHAIRPERSON: Okay, 24. Item Number 24,
16 228 Richard Avenue. Could we get that off the table?

17 MR. TISEO: I'll make a motion to move it off
18 the table.

19 CHAIRPERSON: Okay. Support. All in favor,
20 say "aye".

21 BOARD MEMBERS: Aye.

22 CHAIRPERSON: Okay. Can we hear --

23 MR. BOLEK: 228 Richard Avenue was posted on
24 11-7-13. A building permit was pulled on 1-31 of '13,
25 plumbing of 8-6 of '13. Mechanical permit is still

1 needed. The electrical was pulled on 1-31 of '13. The
2 building was vacant, boarded by the City. It was
3 overgrown, dumping, not maintained, front door had been
4 opened. The owners have since installed some new
5 windows. The front porch needs some work. They had
6 been working on it but there seems to be little
7 progress.

8 So we're recommending it remain on the
9 demolition list due to lack of progress and the permits
10 are beginning to expire with no inspections.

11 CHAIRPERSON: Okay.

12 MR. KUMMER: State your name, please.

13 MR. SWAN: Gary Swan. As of the middle of
14 the month, October, the electrical was approved on the
15 rough. The siding has been replaced at the back of the
16 property -- the back of the house. The property has
17 been cleaned out and the windows replaced.

18 CHAIRPERSON: Uh-huh.

19 MR. SWAN: The plumbing has been started and
20 next week the mechanical is supposed to be -- be put in
21 at that time.

22 MR. TISEO: Is the mechanical permit pulled?

23 MR. SWAN: No. I'm having a company do the
24 furnace.

25 MR. TISEO: And they'll pull the permit?

1 MR. SWAN: Right.

2 MR. TISEO: Do you have an estimate for this
3 work?

4 MR. SWAN: 3,500.

5 MR. TISEO: For all of the work that needs to
6 be done?

7 MR. SWAN: Right. Well, the furnace and
8 the --

9 MR. TISEO: No, the balance of all the work
10 that needs to be completed in the house.

11 MR. SWAN: Oh. For the total, about 7,000.

12 MR. TISEO: Okay.

13 MR. KUMMER: Does that include the rail for
14 the back deck?

15 MR. SWAN: Yes.

16 MR. KUMMER: Because that looks a little
17 rugged right now.

18 MR. SWAN: The back deck? There is none.

19 MR. TISEO: You mean the front porch.

20 MR. BOLEK: That's the front porch.

21 MR. KUMMER: Okay. I'm sorry.

22 MR. SWAN: There is a handrail, except --
23 going down the steps. The -- but the sides have been
24 blocked in. The only thing it needs is painted.

25 MR. TISEO: And this house is not occupied?

1 MR. SWAN: Not yet. We bought it to live in
2 and --

3 MR. TISEO: This is going to be a rental or
4 you're going to be moving --

5 MR. SWAN: No, it's going to be our home.

6 MR. TISEO: I'm assuming you're going to put
7 in proper steps on the porch.

8 MR. SWAN: Right. I do not like those cement
9 steps that are there.

10 MR. TISEO: Neither do we.

11 MR. SWAN: I don't blame you. They rock when
12 you step on them.

13 MR. KUMMER: When do you think you can wrap
14 this up?

15 MR. SWAN: I hope by -- by February. It may
16 be a little longer but it should be pretty close to
17 then.

18 MR. KUMMER: Is there anything that would
19 keep you -- what would prevent you from getting done by
20 February?

21 MR. SWAN: Basically, my age. I'm 69 and I
22 don't work as fast as I used to.

23 MR. TISEO: Are you doing the work; is that
24 it?

25 MR. SWAN: Yes.

1 MR. TISEO: Except for the mechanical?

2 MR. SWAN: Right. That, I'm having done.

3 MR. TISEO: And you say the electrical is
4 completed?

5 MR. SWAN: The electrical has been rough
6 approved.

7 MR. TISEO: How about plumbing?

8 MR. SWAN: Pardon?

9 MR. TISEO: Plumbing.

10 MR. SWAN: Plumbing, not yet. Plumbing, I'm
11 working on. The electrical was -- the rough inspection
12 was, I believe, about the 20th of the month.

13 CHAIRPERSON: This says the 15th.

14 MR. KOLBE: The 15th.

15 MR. TISEO: And that was approved?

16 Do we know if that was?

17 MR. KOLBE: The rough was approved.

18 MR. TISEO: Okay.

19 MR. KOLBE: There have been no other
20 inspections on the house.

21 MR. KUMMER: See, they're asking us to put
22 this on the demo list because of lack of progress. I
23 see progress but they're right, there isn't a lot of
24 progress. So with all due respect to your age, you got
25 to wrap this up.

1 MR. SWAN: I understand.

2 MR. KUMMER: Yeah.

3 MR. SWAN: I want it done, too.

4 MR. KUMMER: Okay. Where are you living
5 currently?

6 MR. SWAN: Right now, in Waterford.

7 MR. KUMMER: Okay.

8 MR. SWAN: And my house payment there is
9 killing me.

10 MR. TISEO: So the idea is that you move from
11 Waterford to this house?

12 MR. SWAN: Right, to Pontiac.

13 MR. TISEO: And you think you could have this
14 done by February?

15 MR. SWAN: I think I can.

16 MR. TISEO: That means certified and --
17 certification as well?

18 MR. SWAN: Yes.

19 MR. KUMMER: Well, it looks like you made
20 some progress, it's just slow. But you are making
21 progress so -- and it's a good-looking house.

22 MR. TISEO: Yeah, it's coming along.

23 MR. KUMMER: Yeah. So I'd like to make a
24 motion -- unless someone else has any other questions,
25 make a motion to table this until the February meeting.

1 MR. STEWART: I'll second that.

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

3 BOARD MEMBERS: Aye.

4 CHAIRPERSON: Any opposed?

5 Hearing none, motion passes.

6 MR. KUMMER: Okay. Good.

7 MRS. SWAN: I have a couple questions.

8 CHAIRPERSON: Sure. Go ahead.

9 MRS. SWAN: Okay. Our building permit, do we
10 have to keep renewing that all the time?

11 MR. TISEO: Every six months, I believe it
12 is.

13 MRS. SWAN: Okay. But it's got to be; even
14 though we're not working on the building part right
15 now, we're working on the plumbing, but we still have
16 to have that going?

17 MR. TISEO: Yes.

18 MRS. SWAN: And what about the electric? The
19 electric was approved for the rough but it's expired so
20 do we need to bring --

21 MR. KOLBE: Yes.

22 CHAIRPERSON: If they're showing substantial
23 progress, they don't need to re-up it.

24 MR. TISEO: I don't know. They made a
25 different policy in Pontiac.

1 MR. KOLBE: Yeah, if it's expired, it needs
2 to be renewed.

3 CHAIRPERSON: Well, there is no expiration
4 for a State building permit or for a building permit
5 through the State, if they're showing --

6 MR. TISEO: Pontiac is different.

7 CHAIRPERSON: You can't do that in Pontiac.
8 That's an amendment to the State Building Code.

9 MRS. SWAN: Like on the electrical, they
10 approved the rough of the electric but, until we get
11 the drywall, you know, and everything painted and
12 everything, we can't finish it. So we, like, don't
13 know, you know, do we need to renew it. If we do, we
14 will, you know, if it's necessary.

15 CHAIRPERSON: Just show your progress to the
16 Building Department and I'm sure they'll work with you.

17 MRS. SWAN: Okay. Okay.

18 CHAIRPERSON: Thank you.

19 MRS. SWAN: All right. Thank you.

20 CHAIRPERSON: Have a good day.

21 MRS. SWAN: Have a good day.

22 (Off the record discussion.)

23 CHAIRPERSON: What's your name again?

24 MR. KOLBE: What's the wife's name?

25 MR. SWAN: Oh, Kitty Swan.

1 MRS. SWAN: That's what I go by, Kitty. Do
2 you need my legal?

3 MR. TISEO: Is it Ethel?

4 MRS. SWAN: Yes. I hate that. Did you have
5 to say that?

6 MR. TISEO: I'll retract it. Can somebody
7 clean the tape, please.

8 MR. SWAN: She goes under Kitty.

9 MR. TISEO: All right, Kitty.

10 MRS. SWAN: Okay. Thank you.

11 CHAIRPERSON: So what do we have, Chuck?

12 MR. TISEO: We have Number 21.

13 CHAIRPERSON: 21.

14 MR. STEWART: Paddock.

15 CHAIRPERSON: Okay. Paddock,
16 429 North Paddock. Could we get that off the table?

17 MR. TISEO: I'll make a motion to move it off
18 the table.

19 MR. KUMMER: Second.

20 CHAIRPERSON: Second and -- Chuck. All in
21 favor, say "aye".

22 BOARD MEMBERS: Aye.

23 CHAIRPERSON: Any opposed?

24 Hearing none, go ahead, sir.

25 MR. BOLEK: 429 North Paddock posted 11-7-13.

1 Building permit had been issued on 12 -- 12-6 of '12;
2 plumbing permit on 8-15 of '13; mechanical, May 14th of
3 '13; electrical permit June 14th of '13. There's
4 cracks in the foundation walls. This property's been
5 back before us four times.

6 We're recommending -- let's see. There's
7 building permit was pulled and expires on November 30th
8 of '13. The electrical expires on December 11th of
9 '13. No inspections have been called in at this time.

10 We're recommending remaining on the
11 demolition list due to lack of progress.

12 MR. KUMMER: All right. State your name,
13 please.

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

16 MR. KUMMER: Okay.

17 MR. TISEO: Lack of progress. Why is that?

18 MS. MURADIAN: I'm sorry. I'm a little hard
19 of hearing. I didn't catch that.

20 MR. TISEO: Lack of progress. Why is that?

21 MS. MURADIAN: Well, I can certainly explain
22 what's been going on since I was last here. I've had
23 several meetings about this property, one of them with
24 Mr. Coleman. Dave Coleman and his crew are working on
25 the house. And Dave and I went through the house with

1 Mr. Johnson who's a builder here in Pontiac and, at the
2 end, Mr. Johnson said, "This house is worth the fixing.
3 Actually, it looks worse than it really is. If it was
4 mine, I would do it." Based on that and my desire to
5 do it anyway, so we proceeded with great gusto.

6 We've had three dumpsters over there that
7 cost over a thousand dollars and we've been tearing out
8 the two kitchens, the drywall, removing the pipes and
9 the old furnace. And Mr. Coleman, with his crew of
10 four, proceeded to strip the house. We got the sink,
11 the toilet, the plumbing stuff and furnace, brand new
12 furnace, the cabinets and decided we were going to
13 paint the existing ones because they were doing pretty
14 good.

15 We were doing that until my son -- and I hate
16 to do this, to bring my personal life into this but
17 it's definitely the reason and the answer to your
18 question. My son became very ill six or seven weeks
19 ago. I realize this Board functions for the betterment
20 of Pontiac. I truly want that, too, after being here
21 for 28 years. But my personal problems and that of my
22 family stopped things temporarily and, because of it, I
23 wish to share with you my situation and ask you for
24 your consideration.

25 My son has had a heart transplant, was doing

1 very well when the doctors at U of M decided to operate
2 on his legs to try to improve his circulation and his
3 blood flow. The left leg operation went very well but
4 the right one did not. They operated again, removed
5 everything that they had put in there and they
6 recommend that his leg be amputated. I have been at
7 U of M more than here and everything was put on hold.
8 I do not like to ask for this but I would appreciate
9 just one more month.

10 I have contacted my electrician and my
11 plumber and my mechanical guy and they are ready to go,
12 depending on the outcome of this meeting. And we are
13 ready for them. The mechanical guy gave me a letter
14 requesting an extension since his permit just expired.
15 And I have the check here with his letter. Sometimes
16 things alter priorities, although temporarily. And my
17 son's situation did exactly that.

18 I would appreciate just one more month and we
19 will call for a rough inspection in ten to fourteen
20 days. We will complete upon your approval in 30 days.
21 I apologize. I am a lady of my word and I appreciate
22 your consideration. I'm the only parent that he has.
23 I'm a widow and I've been there a lot more than I've
24 been here and that's just the facts.

25 Mr. Coleman has been really great and with

1 his gentlemen, and they have been stripping out the
2 drywall out of the house, tore the kitchens out and the
3 one remaining one and we're converting that over to a
4 single-family house. Okay? So that's where we're at.

5 And I just ask you your indulgence for one
6 more month and we will get this thing over with.

7 MR. TISEO: I have a couple of questions. It
8 looks like this is a three-unit house.

9 MS. MURADIAN: It was a unit house -- three
10 units.

11 MR. TISEO: Okay. It is now going to be a
12 one-unit house?

13 MS. MURADIAN: For right now, yes. Okay?
14 And I doubt that we're ever going to carry it beyond
15 that. Okay? But it's not a matter of finances. I
16 brought a letter from my bank. It's just a matter of
17 what would probably be the best to deal with this
18 property.

19 MR. TISEO: So this will be turned into a
20 3,000 square foot house?

21 MS. MURADIAN: Yeah.

22 MR. TISEO: Single-family home?

23 MS. MURADIAN: Yeah. And it's three bedrooms
24 and a large living room, dining room and kitchen --

25 MR. TISEO: The addition --

1 MS. MURADIAN: -- lower level --

2 MR. TISEO: What is the addition composed of?

3 MS. MURADIAN: I'm sorry?

4 MR. TISEO: What is the addition? I see --
5 there's some kind of addition, had a flat roof on it.

6 MS. MURADIAN: Yeah, they had two units
7 there. Okay. That -- you know, that if we -- the only
8 thing that we have to put in there, I think, is the
9 electrical so we're just going to use that for storage.

10 MR. TISEO: Well, that may be the inside but
11 the outside looks like it needs a lot of work. I mean,
12 there's windows missing, there's all kinds of cracks
13 and problems with the -- around the windows and on the
14 walls, I see in the pictures here. That's some
15 significant work that needs to be done now. And
16 unfortunately, with the weather, it's going to be
17 difficult to do that, given the temperatures.

18 MR. KUMMER: Did you --

19 MS. MURADIAN: Where the steps are; is that
20 what you're referring to?

21 MR. TISEO: Pardon?

22 MS. MURADIAN: Where the stairs are; is that
23 what you're referring to or the cracks in the concrete?

24 MR. TISEO: Is that a concrete wall; is that
25 what this --

1 MS. MURADIAN: Yeah.

2 MR. TISEO: -- flat roof --

3 MS. MURADIAN: Yeah.

4 MR. TISEO: -- addition has?

5 Is that a flat wall?

6 MS. MURADIAN: Yeah, that's a flat roof.

7 MR. TISEO: Is it a concrete wall or is it a

8 block wall?

9 MR. COLEMAN: It's a concrete wall.

10 MR. TISEO: And how do you plan on

11 repairing -- could you state your name, please.

12 MR. COLEMAN: Hello. I'm Dave Coleman. I

13 operate the Center Stage and QTMC and I became friends

14 with Ms. Muradian because I buy my paper products from

15 Certified Products.

16 MR. TISEO: And you're a contractor?

17 MS. MURADIAN: Yeah. He's the one that's

18 doing all the maintenance work. He's not -- he's not

19 the electrician or the plumber or the mechanical. But

20 he and his crew are the ones that are doing all the

21 tear out and all the prep work.

22 MR. KUMMER: So have you provided an estimate

23 for this work?

24 MS. MURADIAN: I beg your pardon?

25 MR. TISEO: Do you have an estimate?

1 MR. KUMMER: An estimate.

2 MS. MURADIAN: Has there been work? Oh, a
3 lot of work.

4 MR. TISEO: No, no, an estimate to complete
5 the work, cost of construction.

6 MS. MURADIAN: Yes. We are -- we're
7 estimating it's probably going to cost between 16- to
8 18,000 to rehab this house. That might be a little on
9 the high side. But that's -- so far, that's with, you
10 know, the electrical guy, the plumbing guy and the
11 mechanical guy.

12 MR. STEWART: Ma'am, you said you were with a
13 contractor, Johnson. Is that Charles Johnson or was
14 that JJ?

15 MS. MURADIAN: JJ.

16 MR. COLEMAN: JJ Johnson.

17 CHAIRPERSON: JJ Johnson.

18 MS. MURADIAN: Yeah, he's the one that came
19 to the house.

20 MR. STEWART: Okay. Let me ask you, what
21 about the last -- the meeting before last, that
22 contractor that you had down with you, did that fall
23 through with -- you -- you were with a previous
24 gentleman.

25 MS. MURADIAN: I was here by myself.

1 MR. STEWART: No, no, you had a contractor
2 with you.

3 MS. MURADIAN: I did at one meeting.

4 MR. STEWART: Yeah, that's what I was saying.

5 MS. MURADIAN: I don't think it was the last
6 one.

7 MR. STEWART: What happened with that deal;
8 did it just fall through?

9 MS. MURADIAN: Yes, that gentleman -- and I
10 think I relayed that at that last meeting, what had
11 happened.

12 MR. STEWART: Okay. Well, I missed the last
13 meeting.

14 CHAIRPERSON: Yeah.

15 MS. MURADIAN: Yeah.

16 MR. STEWART: So that's why I definitely --

17 MS. MURADIAN: Yeah. And -- yeah, that fell
18 through --

19 MR. STEWART: -- made this one.

20 MS. MURADIAN: -- with that particular deal.

21 MR. STEWART: So that deal fell through with
22 that?

23 MS. MURADIAN: I beg your pardon?

24 MR. STEWART: That deal fell through?

25 MS. MURADIAN: He fell through.

1 MR. STEWART: He fell through. Okay. Now
2 you have Mr. -- you've been in contact with Mr. Johnson
3 with Johnson Construction?

4 MS. MURADIAN: Right.

5 MR. STEWART: Now, Mr. Coleman. Mr. Coleman
6 serves as what now with the property?

7 MS. MURADIAN: Mr. Coleman and his crew
8 are -- are --

9 MR. STEWART: Mr. Coleman --

10 MS. MURADIAN: -- stripping the house, you
11 know, the drywall down so that we can rewire the
12 electrical.

13 MR. STEWART: Oh, okay. So Mr. Johnson is
14 not involved in the process, then?

15 MS. MURADIAN: Well, maybe indirectly.

16 MR. STEWART: Educate me on what you got
17 going on.

18 MR. COLEMAN: Mr. Johnson is my in-law.

19 MR. STEWART: Okay.

20 MR. COLEMAN: And I'm majorly just trying to
21 help to facilitate getting this done. I'm a person
22 that makes commitments and get done, get it handled.

23 MR. STEWART: Okay.

24 MR. COLEMAN: And I was talking to
25 Ms. Muradian and I was saying, "When you say 30 more

1 days", I'm saying I don't know what the maximum is but
2 that's --

3 MR. STEWART: Well, the thing of it is we
4 need to see some progress. I mean, we've been dealing
5 with this from back in the summer months.

6 MR. COLEMAN: And I've just come aboard and
7 that's the commitment that I'm bringing is that I just
8 retired, 40 years at General Motors.

9 MR. STEWART: I know. I know. I know.

10 MR. COLEMAN: And I was taught how to get
11 things done. And now that she just brought me on
12 board, I made that commitment. We made some good
13 progress. And I said 30 more days, though? Let me ask
14 you, is that 30 days for to complete or 30 days just --

15 MR. STEWART: You would have to speak with
16 the building officials --

17 MR. COLEMAN: -- to make progress?

18 MR. STEWART: You would have to speak with
19 the building officials about that.

20 MR. COLEMAN: Okay.

21 MS. MURADIAN: But I mean --

22 MR. COLEMAN: But yes, we could make that
23 commitment that you will see some increased significant
24 progress with -- if you allow us some additional time.

25 MR. STEWART: Okay.

1 MR. COLEMAN: Yes.

2 MR. STEWART: All right. Okay.

3 MR. TISEO: So you think --

4 MR. STEWART: I wouldn't have a problem with
5 that.

6 MR. TISEO: Do you think that if we gave you
7 until the January meeting, that's two months, you would
8 have it all done?

9 MS. MURADIAN: Two months would be wonderful.
10 Okay. I was going to really rush it through. But I'm
11 still going to do that. Okay. Because I've been in
12 contact with all the major guys that want to pull the
13 permits, okay, and due to what has transpired with my
14 son, they haven't heard from me.

15 MR. TISEO: Because it looks like --

16 MS. MURADIAN: I have to take the blame for
17 that.

18 MR. TISEO: -- you have two permits; the
19 building, the mechanical -- well, the mechanical has
20 expired. The building is going to expire in ten days
21 and electrical will expire in about four weeks.

22 MS. MURADIAN: I'll get the electrical right
23 away.

24 MR. TISEO: So those all have to be --

25 MS. MURADIAN: I do have a letter from

1 Marcus Mechanical and he -- he tells why the -- the
2 held up -- why he was held up because I ceased doing
3 it. Okay? And so -- but he also -- we have a check
4 for to re-up the mechanical.

5 CHAIRPERSON: Take it up with the Building
6 Department. We can't deal with that. All right. Is
7 there a motion?

8 MR. STEWART: I'll make a motion that we
9 table this until the next meeting.

10 CHAIRPERSON: Okay.

11 MS. HOFMEISTER: I second.

12 MR. TISEO: Until January?

13 MR. STEWART: Until January.

14 CHAIRPERSON: Do you want to table it, then,
15 and if it's not completed and have a certificate, it
16 automatically goes on the demo list?

17 MR. STEWART: Well, that's going to be quite
18 a bit of work for 30 days.

19 MR. BOLEK: I don't think you could do that
20 on this one.

21 MR. STEWART: Yeah. This one would probably
22 have to come back before us.

23 MR. BOLEK: To see what kind of progress has
24 been made?

25 MR. STEWART: Absolutely. And she has a

1 contractor lined up and I'm quite confident, if that
2 contractor that she has mentioned is going to be a part
3 of this, that there should and will be some progress.

4 And with Mr. Coleman as the property manager,
5 we can assume that we're going to see some progress by
6 January, correct?

7 MR. COLEMAN: You can be confident that you
8 will.

9 MR. STEWART: Okay. All right.

10 CHAIRPERSON: I support.

11 MR. STEWART: Mona second?

12 MS. HOFMEISTER: I second.

13 CHAIRPERSON: Is there any more discussion?

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

15 BOARD MEMBERS: Aye.

16 CHAIRPERSON: Any opposed?

17 Hearing none, motion --

18 MR. KUMMER: Aye.

19 CHAIRPERSON: Opposed?

20 MR. KUMMER: Yeah.

21 CHAIRPERSON: You do oppose? Okay. Chuck
22 did oppose. So four "yesses" and one "no" so your
23 motion passes.

24 MR. COLEMAN: Thank you.

25 MS. MURADIAN: I'm sorry? I didn't hear your

1 last sentence.

2 CHAIRPERSON: Motion --

3 MR. TISEO: You have two months.

4 MS. MURADIAN: Oh, okay. Thank you.

5 CHAIRPERSON: You have until January 22nd.

6 MS. MURADIAN: Okay. Thank you very much.

7 MR. STEWART: And you had how many, four
8 individuals on this board give you and agree to the
9 30 days. And just as a FYI, you had one gentleman say
10 no. Okay? And we're going to see you again in two
11 months and expect to see some progress.

12 MS. MURADIAN: You will.

13 MR. STEWART: Okay.

14 MS. MURADIAN: Okay.

15 MR. COLEMAN: Okay.

16 MS. MURADIAN: Thank you.

17 MR. COLEMAN: Thank you.

18 CHAIRPERSON: All right. Let's go to the
19 next item or do you want to --

20 MR. TISEO: Item 33, Number 33.

21 CHAIRPERSON: We'll take a break. We've been
22 here two hours now. I'd like to entertain a break, a
23 five-minute break. We've been on it for two hours.
24 Anybody got any problem with that?

25 MR. TISEO: No.

1 CHAIRPERSON: Okay. Thank you.

2 MR. TISEO: We'll suspend the meeting for
3 five minutes.

4 CHAIRPERSON: Meeting stopped at 6:55 and
5 let's start at 7:02.

6 (A recess was taken from 6:56 p.m.
7 to 7:03 p.m.)

8 CHAIRPERSON: Okay. We'd like to call the
9 meeting back to order. It's 7:04 on November 20th,
10 2013, the Board of Appeals. Okay. So what item are we
11 on now?

12 MR. TISEO: Item --

13 MR. BOLEK: 33.

14 MR. TISEO: -- Number 33.

15 CHAIRPERSON: 33. Okay. Do we have a
16 motion, Ben, to bring that off?

17 MR. BOLEK: This was not --

18 CHAIRPERSON: So, this is not -- this is on
19 the regular. Okay. So go ahead, Hearing Officer.

20 MR. BOLEK: 14 Edison Street posted 11-7-13.
21 There's no permits on this building. There is -- the
22 front door was open to trespass. The interior is
23 stripped to the studs. There appears to be some
24 construction going on without permits, overgrown,
25 there's no gas or electric meter, fascias are missing,

1 all the copper wiring, plumbing, metals are stripped in
2 the house, the foundation is crumbling at one corner, a
3 new roof was installed without permits. There's a new
4 panel in the house, there's no permit pulled.

5 Recommend this house to the demolition list.

6 CHAIRPERSON: Okay. The owner is here, I
7 believe.

8 MR. GARZA: Hello.

9 CHAIRPERSON: State your name, sir.

10 MR. GARZA: Max Garza.

11 CHAIRPERSON: Okay. And what's your position
12 on all this?

13 MR. GARZA: I own the property. I bought the
14 property and that's the condition that it was in when I
15 purchased it. So I'd like to see if I can possibly do
16 a team inspection and go forward, pull the required
17 permits and so forth, get the property up to code. And
18 that's pretty much an accurate description, that
19 there's a -- everything is missing out of that.

20 MR. TISEO: When did you purchase the
21 property?

22 MR. GARZA: I had purchased it, I believe,
23 about a year ago. I bought a bulk of them from
24 Oakland County so I had a few of them and I've been
25 trying to go through them systematically.

1 CHAIRPERSON: Because you were here at the
2 last meeting.

3 MR. GARZA: Yeah. About two other
4 properties, correct, yes.

5 MR. TISEO: Do you have an estimate on how
6 much this work is going to cost?

7 MR. GARZA: If I had to guess, I'd say
8 probably, you know, to hire it out, 30 to 60. If I do
9 the majority of the work myself, I'd say I can probably
10 get away with 10.

11 MR. TISEO: I don't see how you can do ten
12 from what I can see from the photos.

13 CHAIRPERSON: So you buy these. And then do
14 you rent them or flip them?

15 MR. GARZA: Yeah, I have rentals in the City.

16 CHAIRPERSON: I see.

17 MR. TISEO: So this is going to be a rental?

18 MR. GARZA: Correct.

19 MR. KUMMER: That's a broad range, 30- to
20 60-.

21 MR. GARZA: Well, I just -- I just got that
22 estimate from a contractor that's in the room. I said
23 what -- you know, he's familiar with the property and
24 he said that anywhere -- it could be between 30 to 60.
25 Personally, I think, you know, to get it done myself,

1 10,000 range. I'd say the drywall alone is probably
2 about 2-.

3 MR. KUMMER: I mean, it's just --

4 MR. TISEO: There's a lot of work.

5 MR. GARZA: There is a lot of work,
6 absolutely.

7 MR. KUMMER: You've got an outside wall, and
8 that looks like about it, and the outside needs work.

9 MR. TISEO: I mean, you got, it looks like,
10 full electrical, full plumbing.

11 MR. GARZA: Oh, yeah.

12 MR. TISEO: So I don't see how it's possible
13 you can do this for 10-. You can't even buy the
14 materials --

15 MR. KUMMER: No, it's 60-.

16 MR. TISEO: Probably -- yeah, it's every bit
17 of 60-.

18 CHAIRPERSON: So you go to these meetings
19 Andy has and pick these homes up, sight unseen?

20 MR. GARZA: No. Actually, I went there and I
21 saw that it had new siding, it had a new roof. I went
22 through it.

23 CHAIRPERSON: Oh, you went --

24 MR. GARZA: And I thought that, you know, the
25 structure was sound. I saw that there was a panel.

1 MR. STEWART: You did see inside, though,
2 right?

3 MR. GARZA: Oh, absolutely. I wasn't really
4 scared of it. I've seen that. I've tackled projects
5 similar to that before. I mean, the one on the last
6 meeting was in a similar condition to that. So -- and
7 actually --

8 MR. STEWART: This is every bit of 40 grand.

9 MR. GARZA: I don't know if there's a history
10 of the debris. But the debris was -- it was probably
11 two, three, trailers of debris in the yard, and that's
12 all gone. So I don't know if that actually shows up.

13 MR. KUMMER: But you haven't done anything on
14 this in the last year since you purchased it?

15 MR. GARZA: I maintain the grass. I -- I go
16 and -- the trees that are grown --

17 MR. KUMMER: But nothing -- nothing too
18 advanced?

19 MR. GARZA: No. I haven't pulled any
20 permits, no. I was basically going systematically, you
21 know. So -- but yeah, if there's any -- you know.

22 MR. STEWART: He's owned this for a year?

23 MR. TISEO: Right.

24 MR. GARZA: I think it just got put on there,
25 I think, in the last month or month and a half.

1 MR. STEWART: At the last meeting, did you --

2 MR. GARZA: I wasn't at the last meeting.

3 MR. STEWART: Oh, you wasn't at the last
4 meeting.

5 MR. GARZA: No, no. This just came up, I
6 believe, this October.

7 MR. STEWART: You've owned this for a year,
8 sir?

9 MR. GARZA: Correct, yes. I think it's a
10 good structure and I think it has potential with -- to
11 be historic. I don't know, with the framing that
12 they've done, what would be required to put that into
13 the historic capacity but --

14 MR. KUMMER: You've done some work without
15 permits already?

16 MR. GARZA: No, no, I have not touched -- all
17 I've done is clean up the yard. I didn't pull any --

18 MR. KUMMER: Okay. It says we have a new
19 electrical panel installed.

20 MR. GARZA: That was there when I purchased
21 it.

22 MR. KUMMER: Got you. Okay.

23 MR. GARZA: That was there. The roof was
24 there, the siding was there.

25 MR. KUMMER: Got you. Yeah.

1 MR. GARZA: And I went through -- what I did
2 do is I went through and cleaned out everything that
3 was in there, because there was just a ton of debris,
4 and cleaned it all out. And then, in the driveway,
5 from the garage to the back of the house, was just
6 somebody had been dumping for -- you know, forever and
7 it was just a pile of debris and I got rid of all that
8 as well.

9 CHAIRPERSON: You've said that you bought how
10 many?

11 MR. GARZA: I bought ten from Andy.

12 CHAIRPERSON: Ten? Have you -- is that all
13 within the last year or something like that, the last
14 two years or something?

15 MR. GARZA: Oh, I bought more than that from
16 him.

17 CHAIRPERSON: Well, what I meant was have you
18 got --

19 MR. GARZA: Oh, in the last year, I bought
20 three.

21 CHAIRPERSON: Three. Have you --

22 MR. GARZA: Those are registered. The three
23 that are registered, yeah.

24 MR. KUMMER: Have you completed any of those?

25 CHAIRPERSON: Yeah, that's my question.

1 MR. GARZA: Well, that's -- I just registered
2 those on the last -- in the last month. So I have to
3 go through with the rental reg -- you know, the whole
4 process of the rental registration.

5 MR. BOLEK: You were doing a property down on
6 Marshall. Did you ever end up getting any permit
7 pulled on those -- on that house that Mike and I posted
8 as working without permit?

9 MR. GARZA: No, I haven't gone back to that
10 one since. I went and did the registered -- you know,
11 I've gotten, you know, 86 tickets from the City of
12 Pontiac over the course of the last year and a half,
13 86. That's quite a lot, yeah.

14 MR. STEWART: For what?

15 MR. GARZA: Registrations, vacant property.

16 MR. BOLEK: Work without permit.

17 MR. GARZA: I think I got two of those for
18 without permits, yeah. So, you know, it's been -- it
19 hasn't been pretty exciting dealing with the City.

20 MR. STEWART: Do you pay a fine?

21 MR. GARZA: Oh, yeah.

22 MR. STEWART: Okay.

23 MR. GARZA: Oh, yeah.

24 MR. TISEO: Is there some reason why you've
25 had the house for a year and no work's been done on it?

1 MR. GARZA: Well, yeah. I was actually
2 taking the City to court and I didn't know what the
3 outcome was going to be. Because I felt there were
4 some issues with the condemnation process, where
5 they're not adhering to the municipal code and they're
6 posting on the doors incorrectly and things of that
7 nature. If you want, I could go into great detail
8 about all the --

9 CHAIRPERSON: No.

10 MR. GARZA: -- all the legal issues with the
11 City.

12 MR. STEWART: I would like to hear it but I,
13 unfortunately, don't have time tonight.

14 MR. GARZA: Oh, yeah.

15 MR. STEWART: But I would like to hear it.
16 I'd also like to ask the building official -- and I'm
17 sorry that I missed your recommendation. But what is
18 your recommendation on this property?

19 MR. BOLEK: We're recommending that it remain
20 on the demolition list.

21 MR. STEWART: Okay. I'd like to make a
22 motion. And that motion is that this property remain
23 on the demolition list.

24 MR. KUMMER: I second.

25 CHAIRPERSON: Any further discussion?

1 MS. HOFMEISTER: Well, you know, I watched a
2 demolition company take down 12 Edison and I said, "Are
3 both of these houses coming down?"

4 And the guy said, "Yeah." And the guy jumped
5 up on the porch and went into your property at 14. And
6 I assumed he was making sure nobody was in there. But
7 they took down 12 but 14 remained. But he did; he
8 opened the door and went right in your property.

9 MR. GARZA: So somebody opened it up right
10 when you were there?

11 MS. HOFMEISTER: He walked right in the door.
12 And it wasn't locked because he didn't have no problem
13 getting in there. And I said, "Well, he must be
14 checking to see if somebody's in there."

15 MR. TISEO: When was that?

16 MS. HOFMEISTER: Back in the summer.

17 MR. GARZA: Yeah, I had a purchase agreement
18 on this with the Michigan Land Bank and they had gone
19 in and didn't resecure the property when they
20 originally had wanted to purchase it. So they -- you
21 know, I went back the last time, I saw -- I got another
22 ticket for somebody broke in and I went back and
23 secured it again.

24 MR. STEWART: Okay. Well, I've made a
25 motion.

1 CHAIRPERSON: Well, we got to finish this
2 motion. Okay. So all in favor of that motion to keep
3 it on the demolition, say "aye".

4 BOARD MEMBERS: Aye.

5 CHAIRPERSON: Any opposed?

6 Hearing none, it's still on the demo list.

7 MR. TISEO: Number 28 is next.

8 CHAIRPERSON: Okay. 415 Auburn. Can we --
9 is that on the regular -- okay.

10 MR. TISEO: It's on the regular, yes.

11 CHAIRPERSON: Okay. Go ahead.

12 MR. BOLEK: 415 Auburn. This is a commercial
13 building, was posted on 11-7-13. The building is
14 vacant. There's been a collapse of the roof structure.
15 Rear window was broken out. It appears that a lot of
16 the metal's been stripped from the building, electrical
17 meter is gone, gas meter is gone. There's -- again,
18 there's some structural collapse.

19 We are recommending that it -- we're
20 recommending that it goes onto the demolition -- stays
21 on the demolition list.

22 The -- he has -- the owner has some recent
23 pictures of what he's doing to the property.

24 CHAIRPERSON: This is a commercial building?

25 MR. TISEO: Yes.

1 MR. KUMMER: Yes.

2 MR. TISEO: Go ahead. State your name,
3 please.

4 MR. PATRICK: Alfred Patrick.

5 MR. TISEO: And you are the owner?

6 MR. PATRICK: Yes, I am.

7 CHAIRPERSON: Was it when --

8 MR. TISEO: How long have you owned the
9 property?

10 MR. PATRICK: I actually purchased the
11 property in 2010. The issue with the property is that,
12 what I plan to do with it, I need the adjacent
13 property. And when I purchased this property, I
14 thought that the adjacent land had come with it. And
15 so I've been kind of waiting to come back up because
16 the current owner had filed bankruptcy and then they
17 negotiated with the county to make sure that they
18 didn't lose it. But the county will take ownership of
19 the land that's next door that I need come late
20 February, early March.

21 And so, once that happens, I can go ahead and
22 start to move. But I'm not quite sure. I don't think
23 I'm going to be able to get the adjacent property until
24 probably about August. What I've done with the
25 property is this:

1 The property is not open to trespass.
2 There's no taxes owed on the building. They're all
3 paid up in full. There is no outstanding water bill.
4 It is -- it's insured. It's been insured ever since
5 I've owned the building. You know, last time when I
6 went and talked to Mr. Bolek, he said -- I asked him
7 what do I need to do to board up; do I need a permit?
8 I was told no, to board it. The building, that's
9 boarded up.

10 In reference -- the last picture you see,
11 we've already started the process to scrape the paint
12 off so that we can have the building painted. I was
13 told that there's no permit needed for that. In
14 reference to the roof, there is only one corner of the
15 roof that has fallen in. I've already contacted the
16 Price Brothers Roofing who is willing to make repairs.
17 The question is what type of repair do you want and the
18 reason for that question is because the goal is to take
19 the entire roof off at a later date. So what I really
20 want to do is just do whatever your required minimum is
21 at this point and then to get a whole new roof, you
22 know, later.

23 And so, like I said, the building is not
24 up -- not open to trespass and that's kind of where we
25 are, totally insured. There's no back taxes, there's

1 no water bill.

2 MR. STEWART: For the public, if I can just
3 say for the public, this is -- this building is the old
4 Charlie's Jazz Place on Auburn, used to be Big Art's.
5 And a lot of -- a lot of -- a lot of people in the
6 neighborhood are familiar -- they are familiar with
7 this, this property.

8 If I can just ask, sir, in looking at the
9 photo of the roof and you're telling us that you have
10 insurance. This building, is your insured -- you have
11 an insurance agent?

12 MR. PATRICK: Yeah. I got proof right here,
13 if you need it.

14 MR. STEWART: Okay.

15 MR. TISEO: And have they paid the repairs on
16 this?

17 MR. PATRICK: I'm sorry?

18 MR. TISEO: Are they going to pay for the
19 repairs?

20 MR. PATRICK: No. I haven't turned it into
21 my insurance company. You know, but what I'm saying is
22 that if you guys tell me what the requirement is, I
23 will get the -- you know, what do you want, in
24 reference to it? I do not want to -- I do not want to
25 put a whole roof or -- I don't want to -- what I'm

1 saying is this: I want to do the minimum to patch the
2 roof right now, whatever your requirement is. Because
3 it's going to get a whole new roof at a later date.

4 MR. STEWART: There really is no minimum,
5 sir. If -- if you really look at -- at these photos,
6 that they -- that the City has provided to us, I mean,
7 the roof has -- has collapsed.

8 MR. PATRICK: Well, Kevin, it's not the whole
9 roof, it's just a corner of the roof; it's not the
10 whole roof.

11 MR. STEWART: Well, if you say "corner", a
12 third?

13 MR. TISEO: It's a pretty significant corner.

14 MR. PATRICK: A third.

15 MR. STEWART: A third or a whole roof?

16 MR. PATRICK: I am not denying that. But
17 what I'm saying is that can be repaired.

18 MR. STEWART: You've been the owner for how
19 long?

20 MR. PATRICK: I've been -- I purchased it in
21 August of 2'10.

22 MR. STEWART: 2010?

23 MR. PATRICK: Yeah.

24 MR. STEWART: Okay.

25 MR. TISEO: Have you had an estimate, an idea

1 of how much this is going to cost to bring this up?

2 MR. PATRICK: About 350,000.

3 CHAIRPERSON: I was going to say.

4 MR. TISEO: I see. And you have the funds to
5 do that?

6 MR. PATRICK: I believe I do.

7 MS. HOFMEISTER: What are your plans; what's
8 this going to be?

9 MR. PATRICK: A small banquet hall.

10 MR. TISEO: Pardon?

11 MR. PATRICK: A small hall.

12 CHAIRPERSON: A dance hall or --

13 MR. PATRICK: No, it's a place for wedding
14 receptions, things of that nature. It's not a
15 restaurant, it's a hall.

16 CHAIRPERSON: Banquet hall?

17 MR. PATRICK: Right.

18 MR. TISEO: And so you need the property next
19 door for parking, probably?

20 MR. PATRICK: I do.

21 MR. STEWART: What about the house that's
22 connected to it in the back?

23 MR. PATRICK: Well, the thing about it,
24 Kevin, is that, you know, I would like to purchase the
25 house but, you know, there's things going on -- I don't

1 want to tell the whole plan, you know, like you said,
2 you guys put these meetings on TV and then everybody
3 know your plan and steal your idea.

4 MR. STEWART: But the reason that I was
5 saying what I was saying is for those individuals
6 that's with new electrical and new plumbing and
7 everything of that nature. I'm not talking about a
8 building that the roof has collapsed on. I think, to
9 be truthful to you, you know, there's really not really
10 much in here anybody could go in here and even want.

11 MR. PATRICK: Well, that's true, you know,
12 but I'm just saying, in general, that, you know, I
13 mean, there is a solid plan.

14 MR. STEWART: Okay. I understand.

15 MR. PATRICK: I'm just asking for --

16 MR. STEWART: Oh, okay.

17 MR. PATRICK: -- a little additional time to
18 acquire.

19 MR. STEWART: This a mattress in the back?

20 Is this a mattress in the back of the --

21 MR. KUMMER: It looks like --

22 MR. PATRICK: It could have been. It could
23 have been.

24 MR. KUMMER: Did you -- did you have a bank
25 letter of credit or a loan that you've pulled out to

1 complete this work?

2 MR. PATRICK: In the process right now.

3 MR. KUMMER: Do you have anything from -- is
4 it from a bank?

5 MR. PATRICK: Yeah -- yes.

6 MR. KUMMER: Do you have --

7 MR. PATRICK: It's being --

8 MR. KUMMER: -- that paperwork with you?

9 MR. PATRICK: No, I don't have it with me.
10 But if you want me to bring something in, I could do
11 that.

12 MR. KUMMER: Well, I think the letter that we
13 sent out, that the City sent out, says that you should
14 come to this meeting prepared with both an estimate and
15 proof that you have the monies available to do this
16 work. And, in looking at this work, I mean, this is a
17 lot of money.

18 MR. PATRICK: Well, let me say this to you:
19 That, you know, you may not know and you want me to
20 explain -- plead my case. I know what I'm capable of.
21 Also, I mean, let's go this: Even if I brought in you
22 a million dollars today, you know, it's no difference
23 from Bloomfield Park, you know, they sold that to a --
24 to a developer, multi-millionaire, and then they pulled
25 out.

1 CHAIRPERSON: I hope we don't get that.

2 MR. PATRICK: I'm committed to making sure
3 that, you know, this get done. I work and live here.

4 MR. KUMMER: I think part of the reason that
5 the City puts out a letter like that, a notice, is
6 because we do tend to kick the can down the road a bit
7 and we're trying to make sure that people, number one,
8 understand what's ahead of them, cost-wise, and -- and
9 this is commercial so it's a little bit different --

10 MR. PATRICK: Right.

11 MR. KUMMER: -- than, you know, the
12 residential type. But we want you to know what the
13 costs are ahead of time and that you have the funds
14 available to do it. And they ask that you bring proof
15 of that when you come to this meeting so that we're
16 comfortable.

17 MR. PATRICK: Fully aware. And like I said,
18 I mean, you know, I kind of gave you an estimate of,
19 you know, what I think it's going to cost to move the
20 project forward. And I feel that I can get it done,
21 you know. All I'm asking for is a little time and, you
22 know, I don't -- you know, my thought is this: That,
23 you know, here we are, you know, you -- we talk about
24 the City of Pontiac that need taxes. Here I am trying
25 to get something, not a house but a commercial

1 building, back on the road. I'm not here asking for a
2 tax abatement, I'm trying to make sure that we get
3 something. And what I'm trying to do with this
4 building is something that's needed in the community.
5 You know, that is kind of where we are.

6 MR. TISEO: But it's been three -- over three
7 years.

8 MR. PATRICK: Not really. Because I had been
9 waiting to acquire additional property.

10 MR. TISEO: Well, I -- it has been three
11 years --

12 MR. PATRICK: And I --

13 MR. TISEO: -- since you've owned the
14 property.

15 MR. PATRICK: You know, and if I could have
16 acquired the property, then we would have been down the
17 road a little bit further, you know.

18 MS. HOFMEISTER: Are you looking to get a
19 liquor license?

20 MR. PATRICK: No, I'm not, Mona, I'm not.

21 MR. KUMMER: Is the requirement for a bond
22 for the square foot price the same for commercial as it
23 is for residential?

24 MR. KOLBE: I believe so.

25 MR. BOLEK: I believe so.

1 MR. KUMMER: Same -- same amount?

2 MR. KOLBE: (Nods head.)

3 MR. TISEO: I'm just disappointed. I haven't
4 seen any work on this thing in three years.

5 MR. PATRICK: Well, you know, I haven't been
6 here -- like I said, I mean, you have an official, he's
7 not with me but from the county. Like I said, there's
8 a process. You know, I don't think that a few more
9 months is going to make a difference or not but I do
10 think a few more months will make a difference between
11 the City having a viable tax source opposed to not
12 having one. You know, you tear the building down, you
13 get no taxes.

14 You know, here I am, this is an opportunity,
15 not only for me but the City of Pontiac. I mean, let's
16 face it, gentlemen, we don't have the auto company
17 anymore and so we need to be trying to put ourselves in
18 a position where we can bring businesses here that the
19 City need and that the community need and want. And
20 then that way, you know, it's a win-win situation for
21 everybody.

22 MR. STEWART: You make a good point.

23 MR. TISEO: The building is in pretty bad
24 shape, it's a nuisance, it's dangerous.

25 MR. STEWART: You made a point.

1 MR. PATRICK: Well --

2 MR. STEWART: You made a point, sir, about
3 the tear the building down, they get no taxes. We
4 don't tear the building down, the City don't tear the
5 building down, somebody's kid get hurt. You know,
6 somebody's kid could get hurt. We keep kicking this
7 down, down the road. You know, you got mattresses back
8 there, you -- you know what I'm saying. I mean, that's
9 how -- that's my standpoint; somebody -- somebody's
10 child.

11 MR. PATRICK: Well, let me say this to you:
12 That, first off, we haven't been kicking the can down
13 the street.

14 MR. STEWART: Okay.

15 MR. PATRICK: Because one, you know, the
16 first time I came before you all was last month. Once
17 I done that, I went to talk to Mr. -- is it Blaten? I
18 don't want to pronounce your name wrong.

19 MR. BOLEK: Bolek.

20 MR. PATRICK: Bolek, you know, talked to him
21 about the board-up, talked to him about the paint,
22 asking him, you know, what his requirements are. And
23 so, you know, it's building up -- you know, the
24 building is boarded up, it's not open to trespass, has
25 not been from day one.

1 MR. STEWART: The roof is open.

2 CHAIRPERSON: It's a major blight.

3 MR. PATRICK: Nobody going to climb a ladder
4 and get up there. But, like I said, I'm here to tell
5 you that, like I said, I've already talked to Price
6 Brothers Roofing and, you know, we're ready to go ahead
7 and make the adjustments, in terms of that.

8 CHAIRPERSON: Okay.

9 MR. PATRICK: So, you know.

10 CHAIRPERSON: Is there a --

11 MR. PATRICK: All I'm asking you all for is a
12 fair opportunity to make it a legitimate business here
13 in the City. I'm not asking for anything else other
14 than just to be fair.

15 CHAIRPERSON: Okay.

16 MR. STEWART: Thirty days, next meeting?

17 MR. TISEO: It didn't sound like -- you're
18 trying to get ownership of the property next door?

19 MR. PATRICK: Yes, I am.

20 MR. TISEO: And how long do you think that's
21 going to take?

22 MR. PATRICK: Well, it's going to be
23 probably -- it's going to -- not -- probably it will be
24 late February or early March before they can get it --

25 CHAIRPERSON: Yeah.

1 MR. PATRICK: -- you know.

2 CHAIRPERSON: This is a major blight, sir. I
3 mean, the peeling paint, everything --

4 MR. PATRICK: I just --

5 CHAIRPERSON: -- graffiti --

6 MR. PATRICK: I just --

7 CHAIRPERSON: -- the mattress --

8 MR. PATRICK: Wait a minute.

9 CHAIRPERSON: Wait a minute. I have the
10 floor right now, sir.

11 MR. PATRICK: Okay. Go ahead.

12 CHAIRPERSON: It's a major blight. Your
13 business plan is to obtain the other property so that
14 you can complete your -- your business plan. And if it
15 just sits there like that, is there a way that you
16 could get the roof back on, get the paint peeled off
17 and painted, make it look presentable just on the
18 shell, the exterior?

19 MR. PATRICK: Right. I just said that that's
20 the process. We did the board-up, which is what he
21 asked. I told you, you see the reason I brought the
22 one picture where it says where the jazz at, where we
23 already started the process to get the paint off where
24 it was painted. I was told I did not need a permit to
25 paint or to remove the paint.

1 Am I right, Mr. Bolek?

2 CHAIRPERSON: No, you don't need --

3 MR. PATRICK: That's what I was told --

4 MR. BOLEK: Right.

5 MR. PATRICK: -- when I went. So we had
6 finished -- you know, taking the paint off that's
7 peeling, get it painted and -- and deal with the roof
8 and move forward.

9 CHAIRPERSON: Say we did make a
10 recommendation or a -- put it on the demo list and it
11 did get token (sic) down, what would -- would you
12 still try to obtain the house behind you and build,
13 maybe, a new building there? Because this building
14 don't look structurally sound to us.

15 MR. PATRICK: You know, and that's -- and
16 please don't -- I'm asking all you not to feel
17 insulted. But, you know, you guys come -- you know,
18 you guys don't have a vision. You know, I mean, you
19 know, the vision -- I have a vision and I'm asking you
20 to buy into it. I mean, Kevin, I'm not -- I see you
21 want to dance around but -- you know, and I'm not
22 attacking anybody.

23 But the bottom line is that, you know, don't
24 we also have a responsibility to the folks that's
25 trying to take the buildings that we currently have?

1 If we just simply tear down, tear down, tear down,
2 well, that looks like blight to me, too.

3 Here I am trying to put something that the
4 community needs.

5 CHAIRPERSON: I understand there is a lot
6 about rehabilitation --

7 MR. PATRICK: Right.

8 CHAIRPERSON: -- and we do like that. And
9 these guys are -- both of these gentlemen are experts
10 in that field and I look at that work because I'm an
11 inspector.

12 MR. PATRICK: All I'm asking for is an
13 opportunity.

14 CHAIRPERSON: And we understand that. And it
15 takes a lot more money to do that than to get it tore
16 down and build a new. But some buildings offer that
17 charm and everything and people do it. Is that what
18 you're trying to do?

19 MR. TISEO: Part of my concern is that this
20 is all based on obtaining the property next door.
21 Then, that's not a -- that's not a given condition.

22 MR. PATRICK: I'm not talking -- I'm -- well,
23 there's two things. I'm -- the property is already
24 vacant. Let me show you guys --

25 MR. TISEO: But you don't own the property

1 next door?

2 MR. PATRICK: No, not --

3 MR. TISEO: So you have to purchase the
4 property next door; is that correct?

5 MR. PATRICK: May I approach to show you?

6 MR. TISEO: You're going to need to purchase
7 the property next door; is that correct?

8 MR. PATRICK: That is correct.

9 MR. TISEO: In order for you to have your
10 vision completed?

11 MR. PATRICK: The County will own the
12 building. I've already had some discussion with Andy
13 and out to the County.

14 MR. TISEO: So they're going to own the
15 property next door when?

16 MR. PATRICK: It will be late February, early
17 March.

18 MR. TISEO: And then you're going to --

19 CHAIRPERSON: What about zoning and --

20 MR. TISEO: Yeah, yeah, I mean --

21 MR. KUMMER: Let me ask you this: You're
22 ready financially, though; you're prepared to go all in
23 on this property, right?

24 MR. PATRICK: I am.

25 MR. KUMMER: Okay. So even if this Board

1 were to take the recommendation of the City and keep it
2 on the demo list, you could still go all in, purchase a
3 bond for the building and continue on with your plans,
4 right?

5 MR. PATRICK: Well, I mean, you know, I mean
6 let's be honest. When you have things on the
7 demolition list, it's a little -- it's a little
8 different. I mean, I think that we all can come to
9 that agreement. You know, when you got something on
10 the demolition list, it's a little different, opposed
11 to taking something that's viable and then making that
12 plan come to fruition.

13 MR. KUMMER: What we're doing here, as a
14 board, is we're taking the recommendation from the City
15 and the previous board that put it on this list. This
16 is an appeals board so it's already --

17 MR. PATRICK: I understand.

18 MR. KUMMER: -- been put on a demo list by
19 somebody else.

20 MR. PATRICK: I understand that. But I'm --

21 MR. KUMMER: So what I'm offering is to tell
22 you -- because it sounds like you're pretty sincere.
23 And I really like the idea of revitalizing an area, I
24 really commend that effort. But we also want you to be
25 all in on this and, to do that, if we keep it on the

1 demo list, you can, tomorrow, go over to the City, post
2 a bond and you're back to square one again and your
3 vision. So --

4 MR. TISEO: Have you spoken to an architect
5 or engineer on this at all?

6 MR. PATRICK: I did speak with an architect
7 last week, yeah.

8 MR. TISEO: And what did they tell you or
9 she?

10 MR. PATRICK: We're going to start working on
11 plans.

12 MR. TISEO: So you've retained an architect?

13 MR. PATRICK: Yes.

14 MR. TISEO: And who is that architect?

15 MR. PATRICK: Rainy Hamilton --

16 MR. TISEO: Okay. And Rainy's --

17 MR. PATRICK: -- from --

18 MR. TISEO: -- going to take this job?

19 MR. PATRICK: Yes. So -- I mean, I think the
20 fair thing for you guys to do, if it's about
21 architectural plans, then, you know, let me come back
22 to the February meeting with the plans and then go from
23 there. I mean, I think that's fair, Dan.

24 MS. HOFMEISTER: I have a concern because, if
25 I remember right, it's been a while, I didn't think

1 they allowed commercial property to drift on into the
2 residential. And I know that house you're talking
3 about because I know somebody who used to live there --

4 MR. TISEO: Rezoning and everything.

5 MS. HOFMEISTER: -- years ago. Won't you
6 have to have that rezoned?

7 MR. PATRICK: Well, it's two things, Mona.
8 One, we're talking about the house and, two, like I
9 said, I was going to approach to show you,
10 specifically, what we're talking about. And, you know,
11 I didn't get the okay to approach. So, you know, if
12 you guys want to see what I'm talking about, I have the
13 information right here.

14 MR. TISEO: What do you have with you?

15 MR. PATRICK: This is the building. This is
16 the property right here.

17 MR. KOLBE: The building's in red and the
18 property's in yellow --

19 MR. PATRICK: It's in the red.

20 MR. KOLBE: -- to the immediate left of it.

21 MR. TISEO: I'm sorry. The red is the
22 property?

23 MR. KOLBE: Right, the red is the building.

24 MR. BOLEK: Red is the building and the
25 parking is with it.

1 MR. PATRICK: Right.

2 MR. BOLEK: The parking to the left is the
3 yellow.

4 MR. TISEO: These two?

5 MR. KOLBE: Right.

6 MR. TISEO: That's what you're trying to
7 acquire?

8 MR. KOLBE: Apparently, yes.

9 CHAIRPERSON: And then -- so you're trying to
10 acquire the parking --

11 MR. PATRICK: That's right.

12 CHAIRPERSON: -- or appropriate parking --

13 MR. PATRICK: Exactly.

14 CHAIRPERSON: -- that would be necessary for
15 the banquet hall?

16 MR. PATRICK: Exactly.

17 CHAIRPERSON: Is that based on a square
18 footage or an occupancy load, so many spaces?

19 MR. PATRICK: Yeah.

20 CHAIRPERSON: So it's probably zoned -- so it
21 is already zoned commercial?

22 MR. PATRICK: Yes, it is.

23 MR. TISEO: It is zoned. It is zoned
24 commercial?

25 MR. BOLEK: I don't know on those two.

1 MS. HOFMEISTER: Is the house directly behind
2 the building --

3 MR. PATRICK: No, the house that you're
4 speaking of is to the side. It's on the side of the
5 building. And to go back to your --

6 MR. STEWART: Oh, I'm familiar.

7 MR. PATRICK: -- question, Mona, I believe
8 that the building was there before the house was there,
9 I believe.

10 MR. STEWART: Okay. There's the house here,
11 there's a house here. That house is connected to that
12 structure.

13 CHAIRPERSON: I see.

14 MR. STEWART: That house is, if I'm not
15 mistaken, I guess --

16 CHAIRPERSON: Is there any way to get the
17 roof fixed, paint the building, clean up the property
18 and make it look presentable as a shell prior to the
19 next meeting or it be placed on the demo list?

20 MR. PATRICK: I've already started the
21 process. That's what I'm doing now. That happens with
22 the board-up. As you can see that --

23 MR. KUMMER: Is that a "yes"?

24 MR. PATRICK: Yes.

25 MR. KUMMER: Okay.

1 MR. PATRICK: The weeds that was on the side,
2 I've already cut that stuff down and moving forward
3 from there.

4 MR. TISEO: That's irrespective if you get
5 the property next door or not?

6 MR. PATRICK: Say that again, sir.

7 MR. TISEO: That's irrespective if you get
8 the property next door or not --

9 MR. PATRICK: That's correct.

10 MR. TISEO: -- that you --

11 MR. PATRICK: That's going to happen
12 regardless -- irregardless (sic).

13 MR. TISEO: Reconstruct the roof?

14 MR. PATRICK: Yeah, that's irregardless.

15 CHAIRPERSON: The architect didn't order a
16 structural analysis on the building?

17 MR. PATRICK: Well, I just secured them
18 last -- last week.

19 CHAIRPERSON: So they probably haven't done
20 an on-site inspection yet?

21 MR. PATRICK: Exactly.

22 CHAIRPERSON: Or he has?

23 MR. PATRICK: No. I just retained them last
24 week.

25 CHAIRPERSON: Because he might come in here

1 and just say this isn't even cost-effective, no matter
2 how many years you have it and try to turn it around.

3 MR. PATRICK: Believe me, if that was the
4 case, I'll definitely come back and tell you if it's
5 going to save -- in terms of what I'm trying to do.

6 CHAIRPERSON: Because I know I've got a lot
7 of experience with this type of stuff and I know these
8 guys do.

9 MR. TISEO: And Rainy Hamilton has looked at
10 the building?

11 MR. PATRICK: No, he's actually going to be
12 up the first of next week and then we'll go through.

13 CHAIRPERSON: You're going to have to
14 sprinkle everything, too, you know.

15 MR. PATRICK: I'm sorry? Say it again.

16 CHAIRPERSON: You're going to have to
17 sprinkle the whole building and that's going to mean
18 right there a sprinkler system. How many square feet
19 do you --

20 MR. TISEO: It's about 4,200.

21 MR. PATRICK: Exactly.

22 CHAIRPERSON: So -- and you're trying to and
23 you're going to make it bigger, too?

24 MR. PATRICK: It depends on -- you know, I
25 would like to, a little bigger for the -- for the

1 kitchen, you know, expand for the kitchen. So I don't
2 want to --

3 CHAIRPERSON: You know --

4 MR. PATRICK: Oh.

5 CHAIRPERSON: We've got a couple buildings
6 like this. And what we've done is we went and issued
7 tickets and took them to court for injunctive relief,
8 removing them because we don't have a board like this.
9 And they went in and we came to a set agreement to go
10 in and X amount of days or we would remove the building
11 within 30 days. To get it presentable, they would have
12 to submit a scope of work and what they're doing and --
13 and everything, just to get it closed up and -- because
14 the longer it's open, all that deterioration and
15 everything's occurring and --

16 MR. KUMMER: What if your architect came out
17 tomorrow and said, "You know what? The best thing you
18 could do is to knock it down and start from scratch"?

19 MR. PATRICK: Then I guess I would have to
20 take his -- his word but I -- I mean, I don't -- you
21 know, I don't see --

22 CHAIRPERSON: Actually, I don't think it's --

23 MR. PATRICK: He'll be out next week. So I
24 don't see it happening, though.

25 CHAIRPERSON: It looks bad to me, honestly.

1 I've been in this business for, like, 35 years.

2 MR. PATRICK: I'm just simply asking for an
3 opportunity; that's all.

4 MR. KUMMER: Does anybody have any -- a
5 motion?

6 MR. TISEO: How long is it going to take you
7 to secure that roof and secure the building?

8 MR. PATRICK: Well, I already talked to Price
9 Brothers Roofing. He was just -- he just wanted to
10 know how did you guys want it secured. I asked
11 Mr. Bolek that when I spoke with him earlier in the
12 week and so he's just waiting -- actually, he's called
13 me since I've been at the meeting to see what was the
14 answer to you -- to the question. And so --

15 MR. TISEO: The answer to the question is you
16 need an architect and engineer to tell you that.

17 CHAIRPERSON: Yeah, it's got to --

18 MR. TISEO: Not the City. The City will
19 not -- cannot and should not tell you.

20 MR. PATRICK: Okay.

21 MR. TISEO: And your engineer and architect
22 that's going to do some computations, that would tell
23 you how to repair that roof.

24 CHAIRPERSON: They're not going to just allow
25 you to put two-by-fours and plywood on there.

1 MR. TISEO: This is a commercial structure,
2 not residential.

3 CHAIRPERSON: Yeah, you got to put it all
4 back and meet all the applicable roof, drift snow
5 loads, everything --

6 MR. KUMMER: Right.

7 CHAIRPERSON: -- the membrane roof, sump.

8 MR. KUMMER: Need a new parking lot.

9 CHAIRPERSON: But you could work on the
10 building. Have you went through site plan approval
11 yet?

12 MR. PATRICK: No, I have not.

13 MR. TISEO: No, he doesn't have the
14 architectural drawings yet.

15 So you're still going to have to go through a
16 site plan approval on this. It's a commercial
17 structure so this is a long process.

18 Is there a -- does the site plan -- the
19 Planning Commission would meet on this. Do they
20 discuss and vote at the same meeting or do they have
21 one meeting?

22 MR. KOLBE: That's the Planning part of it.

23 MR. PATRICK: Every City calls for --

24 MR. TISEO: I know that every community's a
25 little different.

1 MR. KOLBE: I believe they do but I don't
2 want to --

3 MR. TISEO: Usually, they want 30 days in
4 advance, et cetera, et cetera.

5 MR. KUMMER: We could postpone this until
6 February but he's not going to get all these issues
7 resolved by February.

8 MR. TISEO: That's what I'm getting at.

9 MR. KUMMER: Correct.

10 MR. TISEO: I mean, you could get an engineer
11 or architect --

12 CHAIRPERSON: He would have all analysis --

13 MR. TISEO: -- to tell you structurally what
14 you need to do, to do the roof, to get that repaired.
15 And that's -- and that's not including the zoning
16 issues. At least that's securing the building.

17 MR. PATRICK: I hear what you're saying. But
18 at least I can get started. Because this is what I do
19 know: I know I don't have a whole lot of time because
20 I know that it's a lot of folks anxious to see it come
21 down. So I know that I need to be moving quite
22 quickly. And so I would appreciate whatever time you
23 can give me but I do know that I need to go ahead and
24 be moving.

25 MR. KUMMER: Here's my thought before I make

1 a motion.

2 MR. TISEO: Okay.

3 MR. KUMMER: Because you're a pretty bright
4 guy, Rainy's -- he's -- this isn't his first time with
5 a building like this either.

6 MR. PATRICK: Right.

7 MR. KUMMER: So it might be that the two of
8 you get together and you'll, at least, know by the
9 January meeting whether you think you might want to
10 make a go of this or not.

11 MR. PATRICK: Right.

12 MR. KUMMER: Because you might go to the
13 building, go to lunch and say, "You know what? This
14 isn't going to work."

15 MR. PATRICK: Okay.

16 MR. KUMMER: And then you may come to us in
17 our January meeting and say, "Take it down, you know,
18 leave it on the demo list." So I don't have a problem
19 because I'm all into vision and taxes and all that good
20 stuff. So I don't have a problem postponing it until
21 January.

22 MR. PATRICK: Okay.

23 MR. KUMMER: Because you've got a lot of work
24 ahead of you.

25 MR. PATRICK: I understand.

1 MR. KUMMER: And you'll never get zoning and
2 plans completed by then but at least you'll know, just
3 from meeting with different consultants, whether this
4 is viable or not.

5 MR. PATRICK: Okay.

6 MR. KUMMER: You know, so --

7 MR. PATRICK: I appreciate it.

8 MR. KUMMER: So I'd like to make a motion to
9 table this until the January meeting and then we'll
10 handle it in January, then.

11 CHAIRPERSON: Should we make a condition that
12 it needs to be secured somehow?

13 MR. KUMMER: I haven't seen the property. I
14 don't know if it's surrounded with a fence. But okay,
15 let's -- that it's secure.

16 MR. BOLEK: He has gone around and put
17 plywood up on all the openings that were accessible.

18 MR. TISEO: So it's not accessible now?

19 MR. BOLEK: It's not accessible now. With
20 the pictures that he's provided with the two openings,
21 if they tried enough, it still doesn't mean they can't
22 get up over the top. But the two areas that you could
23 get in from the ground level have been boarded.

24 MR. KUMMER: All right. I would like to
25 table this until the January meeting with the

1 understanding that the owner take every possible
2 precaution to guard the public safety --

3 MR. PATRICK: Okay.

4 MR. KUMMER: -- on this building.

5 MR. PATRICK: All right.

6 CHAIRPERSON: Okay. Is there a second?

7 Is there a second support?

8 Is there any support?

9 MR. TISEO: I'll -- I'll support it because I
10 want to have some more discussion about it.

11 CHAIRPERSON: Okay. So there is support. Is
12 there discussion?

13 MR. TISEO: So at the January meeting, we are
14 expecting, at that point, to know what the future plans
15 of the building is going to be.

16 MR. KUMMER: From him?

17 MR. TISEO: Right.

18 MR. KUMMER: Yeah.

19 MR. TISEO: So it could be, "I met with
20 Rainy, I met with another engineer. They looked at the
21 building. They advised me, 'Tear it down because the
22 cost of rehabbing is too much."

23 MR. KUMMER: Or he's got conceptual plans --

24 MR. TISEO: Or something --

25 MR. KUMMER: -- to put together with a cost

1 estimate and a pro forma so that you know if this is
2 viable or not. And you may even find out what you're
3 doing with the adjoining property.

4 MR. PATRICK: Okay.

5 MR. KUMMER: But I think we're giving him
6 some time to assemble that data. You know, I mean,
7 it's been here for how long anyways? And I don't want
8 to kick things down the road. But, you know what? If
9 he's got a vision, another extra month --

10 MR. TISEO: Two months.

11 MR. KUMMER: -- you know --

12 MR. TISEO: It depends if I -- if I see
13 some -- some progress. That --

14 MR. KUMMER: We'll know by January.

15 MR. TISEO: Okay.

16 MR. KUMMER: Because, come January, if
17 nothing's -- if he comes with answers -- no answers
18 again, I'll be the first --

19 MR. TISEO: Well, maybe I'm talking about
20 physical work, too; that's my concern.

21 MR. KUMMER: You're not going to paint this
22 in this time of year.

23 MR. TISEO: No, you can't paint it but you
24 can do some of the structural framing you need for the
25 roof.

1 MR. KUMMER: I think if I was an owner, I
2 wouldn't invest a dime in this --

3 MR. TISEO: I know.

4 MR. KUMMER: -- until Rainy said, "This is
5 the direction we're going." Okay. So -- but I'm not
6 thinking -- I don't know.

7 CHAIRPERSON: Okay. Well, is there any more
8 discussion? Okay. So all in favor of that motion, say
9 "aye".

10 BOARD MEMBERS: Aye.

11 CHAIRPERSON: Any opposed?

12 I oppose it but the motion passes four to
13 one. So --

14 MR. PATRICK: Thanks.

15 CHAIRPERSON: All right.

16 MR. PATRICK: Okay. Pictures.

17 MR. KUMMER: Come back to us in January with
18 something awesome. Okay?

19 MR. BOLEK: Pictures.

20 MR. TISEO: Pictures.

21 MR. KUMMER: Or at least an answer.

22 MR. PATRICK: Yes.

23 CHAIRPERSON: I want to get it, not so much
24 his business plan but I want --

25 MR. BOLEK: Photos down there.

1 MR. TISEO: Photos.

2 MS. HOFMEISTER: Kevin.

3 CHAIRPERSON: It's not a blight.

4 MR. TISEO: Okay. Then we're on Item 6, the
5 one that came in late.

6 MR. BOLEK: No, we have one more. 20 Oriole
7 is the next one.

8 MR. TISEO: I'm sorry. You're right.

9 MR. KUMMER: Which number?

10 MR. TISEO: Oriole. 20 Oriole.

11 MR. BOLEK: Has to come off the table.

12 MR. TISEO: Number 20, right.

13 CHAIRPERSON: All right. Go ahead on
14 20 Oriole.

15 MR. TISEO: I make a motion to take it off
16 and to table it for discussion.

17 CHAIRPERSON: That's back on the table?

18 MR. BOLEK: Yeah, this is on the table.

19 MR. TISEO: Oh. N, Oriole, is not.

20 MR. BOLEK: Yeah, it's got to come off the
21 table.

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

23 BOARD MEMBERS: Aye.

24 CHAIRPERSON: Okay. Go ahead, Rick.

25 MR. BOLEK: 20 Oriole. We're recommending

1 this property for dismissal, as all the permits have
2 been finalized.

3 CHAIRPERSON: Okay. Is there a motion?

4 MR. TISEO: Wait a minute. Let me find this
5 one.

6 CHAIRPERSON: I'd make a motion to take it
7 off the list. Is there a second?

8 MS. HOFMEISTER: I'll second.

9 MR. TISEO: Second.

10 CHAIRPERSON: Okay. Is there any discussion?

11 MR. TISEO: So it's -- it's done?

12 CHAIRPERSON: Yes.

13 MR. BOLEK: It's done.

14 MR. KUMMER: It's a good-looking building.

15 CHAIRPERSON: So all in favor, say "aye".

16 BOARD MEMBERS: Aye.

17 CHAIRPERSON: Any opposed?

18 Hearing none, you're all done. Thank you.

19 MR. TISEO: Good work and thank you.

20 MR. BOLEK: 74 North Ardmore is the next one.

21 CHAIRPERSON: Okay. So we're back right at
22 the regular agenda.

23 MR. TISEO: No, no. We're on Item Number 6.

24 MR. KOLBE: Yeah.

25 CHAIRPERSON: Item 6.

1 MR. TISEO: Yeah. That person came in late.

2 CHAIRPERSON: Okay. 38 Edith Street, can we
3 take that off the table?

4 MR. KOLBE: No. We're on Number 2, Ardmore.
5 These people, after your list, they're coming in.

6 MR. BOLEK: 74 Ardmore is the next one.

7 CHAIRPERSON: Okay. Just let us know. So
8 74 Ardmore, could we take that off the table; is there
9 a motion?

10 I'll make a motion. Is there support?

11 MR. KUMMER: Support.

12 CHAIRPERSON: Support. All in favor, say
13 "aye".

14 BOARD MEMBERS: Aye.

15 MR. BOLEK: 74 North Ardmore posted 11-7-13.
16 Building permit was issued on August 8th, plumbing
17 permit was issued August 28th, mechanical permit issued
18 August 30th and electrical permit issued August 26th.
19 This house was open to trespass, vacant, debris,
20 unkempt, porch was crumbling, unlicensed vehicle in the
21 yard.

22 However, we are recommending postponement
23 until the February Board of Appeals Meeting as all
24 permits have been pulled and work has commenced.

25 MR. TISEO: Work has commenced?

1 MR. BOLEK: Work has commenced.

2 MR. TISEO: Okay. Good.

3 CHAIRPERSON: So could you state your name,
4 sir, and --

5 MR. MAGEE: Addrell Magee and I'm the
6 homeowner.

7 MR. BOLEK: He's brought some pictures, if
8 you're interested.

9 CHAIRPERSON: Okay. Looks pretty good. What
10 do you guys think?

11 MR. BOLEK: Here's a copy of the --

12 MR. TISEO: We'll take your word for it.

13 MR. KUMMER: When are your plans for
14 completing?

15 MR. MAGEE: I'm hoping by the first of the
16 year. My permits expire February. I hope to be
17 completely finished by February before the expiration
18 date of my permit.

19 MR. KUMMER: Okay. Things going along okay?

20 MR. MAGEE: Yes, they are going
21 expeditiously. Everything is going so far so good.

22 MR. KUMMER: It's a good-looking house on the
23 outside, for sure.

24 MR. MAGEE: Okay. Thank you.

25 MR. KUMMER: Not to cut you short but, in the

1 interest of time, I'd like to make a motion to table
2 this until the February meeting.

3 MR. STEWART: I'll second it. I'll second
4 that.

5 CHAIRPERSON: Or should we just take it off?

6 MR. KUMMER: We can do that, too, if they'll
7 let us.

8 MR. TISEO: No, I'd take it off once the work
9 is completed.

10 MR. BOLEK: At one of our last meetings, we
11 did this. The next day, he canceled all of his
12 inspections and --

13 CHAIRPERSON: Okay.

14 MR. KUMMER: All right. So that's the
15 motion, then, to table it until the --

16 MR. TISEO: Until the February meeting.

17 MR. KUMMER: Until the February meeting.

18 CHAIRPERSON: Okay. I'll support that. Is
19 there a second?

20 MR. STEWART: I'll second it.

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

22 BOARD MEMBERS: Aye.

23 CHAIRPERSON: Any opposed?

24 Hearing none, motion passed.

25 So just see at the next -- you know, you

1 don't even have to come in at the next meeting, just
2 get it all done by then.

3 MR. MAGEE: That's the question that I was
4 going to ask.

5 MR. KUMMER: Unless you want to come.

6 MR. TISEO: And you have nothing else to do.

7 MR. MAGEE: If I finish the work and I have
8 the -- the --

9 MR. KUMMER: All the finals.

10 MR. TISEO: The certificate with all the
11 finals.

12 MR. MAGEE: Then I don't have to come?

13 CHAIRPERSON: No, you're all set.

14 MR. KOLBE: You'll probably be notified of
15 the meeting but you will not have to necessarily come.
16 You have your C of C and you're fine. The Board
17 will take it off and you're fine.

18 MR. MAGEE: Do I have to go right to the
19 front where I got the permits to get the final
20 inspection?

21 MR. KOLBE: Yes.

22 MR. MAGEE: Okay.

23 CHAIRPERSON: What else have we got, Dan?

24 MR. BOLEK: The next is 760 South Stirling
25 and --

1 MR. TISEO: What number is this?
2 MR. BOLEK: 760 South Stirling, Item Number
3 51.
4 CHAIRPERSON: 51.
5 MR. TISEO: So that person came in?
6 MR. BOLEK: Yeah. It's a new case so we do
7 not have to take it off the table.
8 CHAIRPERSON: Okay. Go ahead.
9 MR. BOLEK: 70 (sic) South Stirling Avenue
10 posted 11-6 of '13. No permits issued on the house.
11 The house is vacant, boarded by the Federal programs.
12 There's no electric meter, gas meter's locked out,
13 shingles are dislodging from the roof. It has a
14 placard with a Demo Notice from the City, an old
15 notice. The steps are not to code, gutters are falling
16 off the house.
17 We are recommending demolition.
18 CHAIRPERSON: Okay. There was nobody here
19 for this one. Was there somebody here?
20 MR. KUMMER: House is vacant. How long has
21 it been vacant?
22 MR. KOLBE: This was supposed to be --
23 CHAIRPERSON: There's not even a homeowner on
24 this.
25 MR. BOLEK: 760 South Stirling.

1 MR. KOLBE: No, it's --

2 MR. STEWART: We've been taking care of
3 people that were here.

4 CHAIRPERSON: Yeah, I thought we were trying
5 to take care of people that were in here.

6 MR. KOLBE: Yeah, somebody came in and gave
7 me number 760.

8 CHAIRPERSON: Okay. They must have left or
9 something.

10 MR. KOLBE: They must have left.

11 CHAIRPERSON: Okay. Well, let's just stay on
12 it. 760 remain on demo list.

13 MR. KUMMER: Well, without them here to
14 explain why we should not keep it on the demo list, I
15 -- I don't know what to do other than --

16 MR. TISEO: Than to keep it on the list.

17 MR. KUMMER: Keep it on the list.

18 CHAIRPERSON: What's wrong with it?

19 MR. KUMMER: Is he not making progress?

20 MR. TISEO: Are there permits pulled?

21 MR. BOLEK: There's no permits pulled. We
22 have not seen any activity on the house at all.

23 MR. TISEO: Are permits required? I mean --

24 MR. BOLEK: There's been no Property
25 Maintenance Inspection so we're unaware of what the

1 inside may or may not look like to know whether --

2 MR. KUMMER: How did it get on the demo list
3 to begin with?

4 MR. BOLEK: It was one of those houses that
5 were boarded by the Federal programs and a house that
6 was identified some years back by the City as a house
7 for demolition, it has an order on the -- or what
8 the -- what the old City had placarded it and we're
9 just trying to clean up some of those ones that were --

10 CHAIRPERSON: It's not a blight.

11 MR. BOLEK: -- on the old list.

12 MR. TISEO: Maybe we'll table this until
13 the --

14 MR. KUMMER: I don't know.

15 CHAIRPERSON: Can't you guys handle this just
16 through a violation notice ticket process?

17 MR. BOLEK: I -- I think what we're -- what
18 we're trying to do is get houses that were identified
19 as blight houses that are not being occupied, not
20 being --

21 MR. KUMMER: The problem is I'm not seeing --

22 CHAIRPERSON: But not being occupied, you
23 can't tear down a house because it's not occupied.

24 MR. TISEO: Right.

25 CHAIRPERSON: If it's not a blight or an

1 attractive nuisance.

2 MR. TISEO: It's boarded up. I mean, I
3 don't -- it's not -- from the outside, it's in decent
4 shape, it's weather tight. It looks like the meter's
5 been pulled. You know, I guess I'm not convinced that
6 this should come down.

7 MR. KUMMER: I'd like to make a motion to
8 table this until the January meeting.

9 CHAIRPERSON: Do you think it should come
10 down?

11 MR. TISEO: I'll second that.

12 MS. HOFMEISTER: It looks like a decent
13 house.

14 CHAIRPERSON: Yeah.

15 MR. KUMMER: We're motioning over here --

16 CHAIRPERSON: Go ahead. Well --

17 MR. TISEO: I'll second it.

18 MR. KUMMER: -- to table it until the January
19 meeting.

20 CHAIRPERSON: Okay. All in favor, say "aye".

21 BOARD MEMBERS: Aye.

22 CHAIRPERSON: Any opposed?

23 MS. HOFMEISTER: I just have a question. Are
24 we going to try and find out -- what are we going to do
25 with it if we don't order it down and it's just going

1 to sit?

2 CHAIRPERSON: If it sits and it's vacant?

3 MS. HOFMEISTER: So why would it come back in
4 January again?

5 MR. KUMMER: Because I'm not sure why the
6 gentleman left.

7 MS. HOFMEISTER: Oh, there was somebody here?

8 MR. TISEO: There was somebody here.

9 MS. HOFMEISTER: Oh. Okay.

10 MR. KUMMER: Who knows why? But the house
11 doesn't look bad, it doesn't look like a nuisance so --

12 MR. TISEO: Okay. Can we make sure that we
13 get the properties with people in the audience first
14 before we --

15 MR. KOLBE: That gentleman came up and
16 said --

17 MR. TISEO: Okay.

18 MR. KOLBE: Yeah.

19 MR. TISEO: All right. And he left?

20 MR. KOLBE: And he left. So, you know, we're
21 very much cognizant of that.

22 CHAIRPERSON: It's not. It doesn't have --

23 MR. BOLEK: 680 Stanley is the next one.

24 MR. KUMMER: We have to vote.

25 CHAIRPERSON: All in favor of this, say

1 "aye".

2 BOARD MEMBERS: Aye.

3 CHAIRPERSON: The motion, okay.

4 MR. TISEO: 680. So Number 25.

5 MR. BOLEK: 25 has to come off the table.

6 MR. TISEO: No -- oh, yes, it does. I'll
7 make a motion to take it off the table.

8 MR. KUMMER: Second.

9 MR. TISEO: Go ahead.

10 MR. BOLEK: 680 Stanley Avenue posted
11 11-6-13. This building had been vacant, it's fire
12 damaged, open to trespass. The permits -- a Property
13 Maintenance Inspection was conducted on 11-28 of '12,
14 requiring all permits. Building permits were pulled on
15 December 6th of 2012, the mechanical permits were
16 pulled March of '13 along with the plumbing and
17 electrical permits. The work is progressing on the
18 house.

19 We're recommending that the property be
20 postponed until the February meeting to allow the owner
21 time to complete the repairs.

22 CHAIRPERSON: Okay. Any discussion on it?

23 MR. TISEO: I'd like to hear from the
24 gentleman --

25 CHAIRPERSON: Oh, the --

1 MR. TISEO: -- that's here.

2 CHAIRPERSON: The Petitioner's here. Okay.
3 Could we have your name, sir, and the association.

4 MR. BAIR: Richard Bair. And I'm the owner
5 of the property.

6 CHAIRPERSON: Okay. So how's it going?

7 MR. BAIR: It's going. It's going good. Not
8 as fast as I'd like it but I'm doing all the work
9 myself. So I got about three, four hours left on the
10 electrical and probably about four hours on the
11 plumbing, four hours on the mechanical and probably a
12 good eight hours on the -- on -- to finish up the --
13 the roof.

14 CHAIRPERSON: Are you going to live in it?

15 MR. BAIR: Yes.

16 MR. TISEO: I notice, by the dates, that
17 these permits should have expired by now.

18 MR. KOLBE: He's renewed them.

19 MR. TISEO: Oh, they have been renewed.

20 MR. KOLBE: Yeah, they can renew a permit.
21 It's just when they don't come in to renew them, they
22 expire.

23 CHAIRPERSON: Do you charge fees for that?

24 MR. KOLBE: Yes.

25 CHAIRPERSON: How much?

1 MR. KOLBE: \$50 to renew a permit.

2 CHAIRPERSON: Oh. Just 50?

3 MR. KOLBE: Uh-huh.

4 MR. BAIR: For each one.

5 MR. KOLBE: Correct.

6 MR. TISEO: I'm sorry, what?

7 MR. BAIR: I just said for each one.

8 MR. TISEO: Yeah.

9 MR. KUMMER: Can you get done by February?

10 MR. BAIR: My plan is to have it done by

11 the -- the next expiration date, which is January 15th.

12 So I don't have to pay another.

13 MR. TISEO: \$50 each.

14 MR. BAIR: So --

15 MR. KUMMER: What's the scope ahead of you to

16 get done by then?

17 MR. BAIR: My inspections are -- I had them

18 originally for yesterday but I had to postpone it for

19 two weeks where December 3rd is going to be my next

20 plumbing, electrical and mechanical inspection. And

21 then I'll go for my roof and chip away after that.

22 MR. TISEO: So you think, in two months,

23 this -- you could have all this done?

24 MR. BAIR: Yes. I was hoping by Christmas

25 but I don't see it getting done by Christmas.

1 MR. KUMMER: You got anything ahead of you
2 that would prevent you from finishing up by then?

3 MR. BAIR: No. Work is staying busy. We
4 have a lot of work coming up so that's good. I do
5 construction so --

6 MR. TISEO: So you're a contractor -- you're
7 in the construction business?

8 MR. BAIR: Yes, yeah.

9 MR. TISEO: What kind of contracting?

10 MR. BAIR: I work for Damico Contracting,
11 rough framing.

12 CHAIRPERSON: Oh, I know them.

13 MR. TISEO: Okay. So you're a carpenter?

14 MR. BAIR: Yeah.

15 CHAIRPERSON: I could tell.

16 MR. BAIR: No, not my company.

17 CHAIRPERSON: We know who Damico is.

18 MR. TISEO: But that's your trade?

19 MR. BAIR: Yeah.

20 MR. TISEO: I'll make a motion that we table
21 this until the February meeting.

22 MR. KUMMER: I second.

23 CHAIRPERSON: Any further discussion?

24 All in favor, say "aye".

25 BOARD MEMBERS: Aye.

1 CHAIRPERSON: Any opposed? Hearing none,
2 motion passes.

3 MR. TISEO: Hopefully, we won't see you here.
4 In February, you get it all done and get it cleared,
5 then it's off the list automatically.

6 MR. BAIR: That would be perfect.

7 MR. TISEO: Thank you, sir.

8 MR. BAIR: All right. Thank you.

9 CHAIRPERSON: What's next?

10 MR. BOLEK: Next, 356 West Kennett.

11 CHAIRPERSON: Is there anybody here?

12 MR. BOLEK: It has to come off the table.

13 MR. TISEO: Kennett is Number 13.

14 MR. BOLEK: 13.

15 MR. KUMMER: All right. Does this one have
16 to be taken off the table?

17 CHAIRPERSON: Yes.

18 MR. TISEO: Yes, it has to be taken off the
19 table.

20 CHAIRPERSON: Can I have a motion to take
21 this off the table?

22 MR. KUMMER: So moved.

23 CHAIRPERSON: I support. Is there a -- all
24 in favor, say "aye".

25 BOARD MEMBERS: Aye.

1 CHAIRPERSON: Any opposed?

2 Hearing none, it's off the table.

3 Go ahead, Rick.

4 MR. BOLEK: 356 West Kennett posted 11-6-13.

5 The Property Maintenance was scheduled at 5-17 of '13.

6 All permits were required. Building permit was pulled

7 on 5-29 of '13 to fix hole in roof, floor and inside

8 wall. The permit expires 11-25 of '13. No other

9 permits have been pulled.

10 We're recommending that this stay on the

11 demolition list for lack of permits and progress.

12 CHAIRPERSON: Okay. Can you please state

13 your name and --

14 MS. WOOD: Pamela Wood.

15 CHAIRPERSON: Okay.

16 MS. WOOD: And the house is in my son's name,

17 Dennis Doyon, right now.

18 CHAIRPERSON: Okay.

19 MS. WOOD: Since the last meeting -- we were

20 having a foundation problem. Since then, we've put

21 in -- we've vinyl sided the whole outside, completely

22 replaced the wall that was bad, replaced the roof, put

23 a new roof on. And in the meantime, I -- I have a bond

24 for my house on 221 Chippewa so I have to kind of put

25 Kennett on hold because my bond is up next month and I

1 have to have that house done. I've got a \$14,000 bond
2 on it.

3 MR. KUMMER: So you're flipping these homes?

4 MS. WOOD: No. My son's going to live in
5 that one. My daughter-in-law and I will probably be
6 living in the one on Chippewa. No, I -- these houses
7 that I got, they're for family members. They're not
8 for renting, they're not for --

9 MR. KUMMER: Uh-huh. Okay.

10 MS. WOOD: -- anything like that. But I kind
11 of had to stop -- we stopped last month really doing
12 anything heavy on it. We're still keeping the yard up.
13 We painted the garage. We've done a lot on it but I
14 have to really concentrate on Chippewa right now.

15 MR. TISEO: I noticed in the report, it says
16 that plumbing, mechanical and electrical permits are
17 needed. Have you called for those inspections?

18 MS. WOOD: I have not yet. I had the -- no,
19 I've not gotten the permits yet.

20 MR. TISEO: But you have -- there's been an
21 inspection?

22 MS. WOOD: There had been an inspection.

23 MR. KOLBE: No, they have not applied for a
24 permit.

25 MS. WOOD: I have not --

1 MR. TISEO: So there's a building permit was
2 issued but not the --

3 MS. WOOD: Right.

4 CHAIRPERSON: The mechanicals.

5 MR. TISEO: -- mechanical and the plumbing?

6 CHAIRPERSON: Right.

7 MR. TISEO: So you haven't applied for those?

8 MS. WOOD: No, I have not.

9 MR. TISEO: When do you plan on doing that?

10 MS. WOOD: After I get the Chippewa house
11 done.

12 MR. TISEO: And when do you think that will
13 be done?

14 MS. WOOD: My time is up in December so I
15 don't have much time. And then I get the bond back and
16 I'll be able to really --

17 CHAIRPERSON: Get the money.

18 MS. WOOD: -- tear the back out. Because I
19 recently just lost my job and I'm putting everything I
20 have into the Chippewa house and it's beautiful. We're
21 restoring the walls just like the old walls and
22 everything, putting in the wood floors, natural wood
23 floors. The outside is done on that one.

24 CHAIRPERSON: The first thing you would have
25 to do is pull those permits.

1 MS. WOOD: Okay.

2 MR. TISEO: Do you have contractors to do
3 that work?

4 MS. WOOD: It's the same people that are
5 doing the Chippewa, it's my -- it's my son and a couple
6 other people that are -- are doing it. He's the one
7 that the name is on the Kennett house. So I pulled him
8 off of that and took everybody over to the Chippewa
9 house.

10 But yes, I -- I can go pull the permits but
11 I'm not ready to do that inside work yet. We -- we've
12 got a dumpster there, they started gutting it; that's
13 what they were doing when I said we got to get this
14 house done in Pontiac on Chippewa. I mean, since the
15 last meeting we have done a lot there.

16 MR. KUMMER: It needs some outside work,
17 though, that you're not -- it's going to be tough to do
18 in this weather.

19 MR. TISEO: Yeah.

20 CHAIRPERSON: What, that little bit on that
21 break and stuff?

22 MS. WOOD: Yeah. We had a problem the other
23 day, a branch hit one of the new windows.

24 MR. TISEO: That's not a lot of work there.

25 MS. WOOD: I know. So we've got to replace

1 that. But we put new steel doors in.

2 There's -- and we -- we talk to all the
3 neighbors around there. When the -- when the tree went
4 through the window, my neighbor across the street
5 called and said, "You have a window out" so -- and the
6 people on the other side across the street park their
7 vehicle there from time to time, just, you know, so it
8 doesn't look empty.

9 MR. TISEO: The -- there was a maintenance --
10 Property Maintenance Inspection scheduled for 5-17.
11 That was done?

12 MS. WOOD: Yes.

13 MR. BOLEK: Um-hmm.

14 MR. TISEO: And the requirements for the
15 mechanical, electrical and plumbing were stated on that
16 as well?

17 MS. WOOD: Yes.

18 MR. TISEO: Okay. So you know the scopes of
19 work?

20 MS. WOOD: Yes.

21 MR. TISEO: How much do you think it's going
22 to take to finish the house, as far as cost?

23 MS. WOOD: Gosh. I don't know.

24 MR. TISEO: You should know.

25 MS. WOOD: Probably -- probably 5,000, 6,000.

1 I know the plumbing has to be redone. It's -- it's
2 that plastic plumbing but I guess it's too small or
3 something, it's got to be larger. But the -- the
4 plumbing is all there, not like the Chippewa house,
5 which it's all gone.

6 MR. TISEO: And you have the finances to
7 complete this house?

8 MS. WOOD: Yes -- well, especially after I
9 get my money back from the Chippewa house. I'll have
10 \$14,000.

11 CHAIRPERSON: I'd like to make a motion,
12 then. Ben, is that all right?

13 MR. TISEO: Of course.

14 CHAIRPERSON: I'd like to make a motion to
15 postpone until the January 22nd meeting to --
16 hopefully, by that time, you'll have all your permits
17 pulled.

18 MS. WOOD: Yes.

19 CHAIRPERSON: And you can give us a date and
20 when you'd be done with this.

21 MS. WOOD: Yes.

22 CHAIRPERSON: Okay. Is there any second?

23 MR. KUMMER: I second.

24 CHAIRPERSON: Okay. Chuck seconds.

25 MR. TISEO: So --

1 CHAIRPERSON: All in favor --

2 MR. TISEO: -- I --

3 CHAIRPERSON: Go ahead. Discussion.

4 MR. TISEO: So if you're going to finish this
5 in January -- in December, the Chippewa house --

6 MS. WOOD: The Chippewa house.

7 MR. TISEO: -- I would ask you to be
8 conscious of that date because, if you come back here
9 in January and we've been informed that you haven't
10 pulled the permit --

11 MS. WOOD: Oh, I will.

12 MR. TISEO: -- we're probably going to
13 recommend demolition.

14 MS. WOOD: I will.

15 MR. TISEO: We need to see something done.

16 MS. WOOD: Definitely.

17 MR. TISEO: All right.

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

19 BOARD MEMBERS: Aye.

20 CHAIRPERSON: Any opposed?
21 Hearing none, motion passes.

22 MS. WOOD: Thank you.

23 CHAIRPERSON: What have we got now?

24 MR. BOLEK: Item 15, 105 South Marshall.

25 CHAIRPERSON: Can we make a motion to bring

1 that off the table?

2 I'll make a motion to bring it off the table.

3 Support?

4 MR. KUMMER: Support.

5 CHAIRPERSON: Support. All in favor, say
6 "aye".

7 BOARD MEMBERS: Aye.

8 CHAIRPERSON: Okay. Go ahead.

9 MR. BOLEK: 105 South Marshall posted
10 11-7-13. Building permit was pulled 12-28 of '12,
11 plumbing was pulled 11-18 of '13, mechanical pulled
12 11-18 of '13, electrical was pulled 12-28 of '12.

13 We're recommending that this be postponed
14 until the February meeting for time to complete the
15 repairs on this house.

16 MR. TISEO: So work has been progressing?

17 MR. BOLEK: Slowly.

18 MR. TISEO: And you're ready?

19 MR. BOLEK: This has been -- this has been
20 before us five times.

21 MR. TISEO: And -- but you're asking --
22 you're recommending postponement until February?

23 MR. BOLEK: He's pulled his permits and --

24 MR. KOLBE: We're willing to give him the
25 opportunity.

1 MR. BOLEK: We're willing to give him time.

2 MR. KOLBE: The opportunity to get it
3 finished because, you know --

4 MR. BOLEK: With the understanding that this
5 is the last.

6 MR. TISEO: I'd like to hear from the
7 gentleman.

8 MR. PERALTA: Yes, I'm Santiago Peralta. I'm
9 the owner of 105 South Marshall and I would greatly
10 appreciate it if you'll give me the time to complete
11 this. I can pull all the permits required. I have an
12 electrical rough set up for tomorrow. And I have --
13 since I pulled all the permits for the mechanical and
14 the plumbing, I have installed a furnace and I have
15 installed the duct work on the mechanical. And we'll
16 continue progressing on the work on the house.

17 MR. TISEO: When do you think you'll have
18 everything done?

19 MR. PERALTA: Hopefully, within the next four
20 weeks because I've been working full time on the house.
21 Right now, I'm out of work so I'm able to fully commit
22 to working on the house every day.

23 MR. TISEO: And you have the funds to
24 complete the house?

25 MR. PERALTA: Yes, sir.

1 MR. TISEO: You know how much it's going to
2 cost?

3 MR. PERALTA: About 3,500. I already have
4 all the materials. I've just been held off on the
5 financial situation, as far as pulling out the
6 mechanical and the plumbing. But that's already being
7 taken care of.

8 MR. KUMMER: Is he okay on permits?

9 MR. KOLBE: Yeah.

10 MR. KUMMER: Okay.

11 MR. TISEO: I have just -- they were just
12 pulled.

13 MR. BOLEK: They were just pulled.

14 MR. KUMMER: Yeah.

15 MR. TISEO: Two days ago.

16 MR. BOLEK: And he had to extend the
17 building.

18 MR. TISEO: He had to extend the building?

19 CHAIRPERSON: Is there any way you can paint
20 that peeling -- paint the walls?

21 MR. PERALTA: I'll take care of that
22 tomorrow.

23 CHAIRPERSON: Tomorrow?

24 MR. PERALTA: Yes, sir.

25 CHAIRPERSON: Is that what you are painting?

1 MR. PERALTA: Yeah.

2 MR. TISEO: Well, temperature, I don't know.
3 Peeling paint doesn't --

4 MR. STEWART: You did -- you did, like,
5 almost a year ago. He was going to paint it a year
6 ago. This was a year ago. That's him.

7 MR. TISEO: I'll make a motion to postpone
8 until the February meeting, as recommended.

9 MR. KUMMER: I second.

10 CHAIRPERSON: Is there any discussion?

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

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Any opposed?

14 I oppose. So four yeses and one opposed.

15 MS. HOFMEISTER: Two opposed.

16 MR. TISEO: You oppose?

17 MS. HOFMEISTER: Yeah. Because he was in
18 here with that painting issue a year ago.

19 CHAIRPERSON: Okay. So you oppose?

20 MS. HOFMEISTER: Yeah.

21 CHAIRPERSON: Two nos and three yeses. It
22 still passes.

23 MS. HOFMEISTER: So if he comes here in, say,
24 February, and it's not done, it goes on the demolition
25 list?

1 MR. TISEO: Yes, that would be my
2 recommendation.

3 MS. HOFMEISTER: Okay.

4 CHAIRPERSON: Okay. You understand?

5 MR. PERALTA: Yes. I appreciate it.

6 MR. TISEO: It's got to be done.

7 CHAIRPERSON: It's got to be done.

8 MR. KUMMER: I have to take off.

9 CHAIRPERSON: Okay. Sure.

10 MR. KUMMER: All right.

11 (Mr. Kummer left the meeting.)

12 CHAIRPERSON: How many votes do we have to
13 have now?

14 MR. TISEO: Three. You only have to have
15 three.

16 CHAIRPERSON: Three of four.

17 MR. TISEO: But we need all three to pass
18 anything.

19 CHAIRPERSON: Right.

20 MR. TISEO: Next one?

21 MR. BOLEK: Next property is Item 50,
22 35 Short.

23 CHAIRPERSON: What number is it, 35?

24 MR. BOLEK: 50. Number 50.

25 CHAIRPERSON: Item 50. Okay. Go ahead.

1 MR. BOLEK: 35 Short posted 11-7-13.
2 Building permit was issued on 9-4 of '12. Plumbing
3 permit was issued 11-4 of '13, mechanical 11-15 of '13
4 and electrical 11-14 of '13. This house had been
5 boarded by the Federal programs, it had been unkempt,
6 overgrown, rear deck, they've cleaned that up.

7 We're recommending postponement until the
8 February Board of Appeals meeting to allow them time to
9 complete the repairs.

10 CHAIRPERSON: So they've been making
11 progress?

12 MR. TISEO: Have they been making any
13 progress on the building? The electrical and
14 plumbing -- electrical -- I'm sorry -- plumbing has
15 just been pulled.

16 MR. BOLEK: They have just been -- they have
17 just pulled those. They have worked on cleaning up the
18 outside, the exterior.

19 MR. TISEO: Uh-huh. I'd like to hear from
20 the Petitioner.

21 CHAIRPERSON: Okay. Could you state your
22 name, sir, and your association.

23 MR. ATI: Danyl, Danyl Ati, and we're the
24 owner.

25 CHAIRPERSON: Danyl?

1 MR. ATI: Ati, A-T-I. But the house is in
2 Soltus, LLC.

3 CHAIRPERSON: Yeah, it's in an LLC.

4 MR. ATI: Right.

5 CHAIRPERSON: And are you a resident agent
6 for that company?

7 MR. ATI: I am a member of the company.

8 CHAIRPERSON: Okay. And what's your interest
9 and ambition on this home?

10 MR. ATI: Well, what has happened is last
11 year work was being done on the house without permits.
12 So, at that time, a building permit was pulled and then
13 we tried to secure a contractor at that time. And what
14 had happened is we just -- we didn't look enough -- we
15 had other projects that were -- we were interested in
16 doing and we stepped away in the winter, last winter.

17 So now we've come back, we had -- we
18 completed other projects. This was just in one of
19 those legal -- it was just done because of legal
20 matters. A lot of work was completed -- not completed
21 but done earlier this year and -- but however, the
22 permits were not pulled, mechanical, plumbing and
23 electrical were not pulled. They're just being pulled.
24 And I have -- I hope to get a complete work in a month.

25 CHAIRPERSON: Okay.

1 MR. TISEO: Is your plan to rent the house?
2 MR. ATI: Correct.
3 MR. TISEO: Okay. So it's a rental?
4 MR. ATI: Yes.
5 MS. HOFMEISTER: Can I ask how many rental
6 houses you have?
7 MR. ATI: Personally or --
8 MR. STEWART: With the company or personal.
9 MR. ATI: I -- I believe it's about eleven.
10 MS. HOFMEISTER: Eleven?
11 MR. ATI: Yes.
12 MS. HOFMEISTER: Are they all registered with
13 the City as rentals?
14 MR. ATI: Some of them, yes.
15 MS. HOFMEISTER: See, your name is familiar
16 to me.
17 MR. ATI: I'm not sure why, though.
18 MS. HOFMEISTER: Well -- never mind. But I
19 knew you had a lot of rentals.
20 MR. ATI: I'm not sure what you're trying
21 to --
22 MS. HOFMEISTER: That's okay.
23 MR. ATI: But no, I'm not known around the
24 City.
25 MS. HOFMEISTER: How come you haven't got all

1 your rentals registered?

2 MR. ATI: I'm working on that. I'm trying to
3 get --

4 MR. STEWART: What about the one on Liberty;
5 you got a property on Liberty, too, don't you?

6 MR. ATI: No.

7 MS. HOFMEISTER: Murphy?

8 MR. ATI: Murphy, I do have a property.

9 MR. STEWART: Murphy. Okay. I'm sorry. I
10 meant Murphy.

11 MR. ATI: Murphy?

12 MR. STEWART: Yes.

13 MR. ATI: There is a house on Murphy. But
14 we're not talking about Murphy here.

15 MS. HOFMEISTER: That's okay.

16 CHAIRPERSON: Well, let us decide that.
17 Because when we ask questions, we just want you to
18 answer them appropriately. We'll decide if we want to
19 ask about another address.

20 MR. ATI: Okay.

21 CHAIRPERSON: Okay.

22 MR. ATI: I mean, that's fine. But I'm not
23 sure where the tone is coming from, why it's coming --

24 MS. HOFMEISTER: It was just a question.

25 CHAIRPERSON: We're just asking a question.

1 MR. STEWART: Just a question, sir, just a
2 question.

3 MR. ATI: Okay. So yes, you know, as far as
4 this house, it was stuck in the legal limbo and I would
5 say just -- it should be very fairly quickly this time.

6 MR. TISEO: Was this stuck because there was
7 ownership issues?

8 MR. ATI: No, it was stuck because we
9 couldn't -- the contractor -- we're not -- I mean,
10 we're not from here so what happened was the
11 contractor, we were finding they're recording -- giving
12 high numbers and things like that. So, from the
13 last -- when we had the hearing officer from the last
14 time, we have been constantly getting contractors in
15 there giving quotes and we found the best priced ones.
16 And it's reasonable where we can work and get it done,
17 basically.

18 MR. TISEO: And how much do you expect to pay
19 to bring this house and get it off the demolition list?

20 MR. ATI: How -- I'm sorry?

21 MR. TISEO: How much cost?

22 MR. ATI: How much does the project cost now?

23 MR. TISEO: No. How much do you think to
24 finish it?

25 MR. ATI: 4,000.

1 MR. TISEO: Well, what's the state inside the
2 house? I mean --

3 MR. ATI: The -- well, the -- it's -- it
4 looks a lot better from the inside than compared to the
5 outside. And we -- yeah, so what's left on the outside
6 is -- there's two -- the windows have been busted in
7 the back and that -- that window is just we put
8 security bars on the inside so no one can get in.

9 MR. TISEO: Because I don't see a lot of
10 pictures from the inside. Do we know the scope?

11 MR. BOLEK: No, we don't. I'm -- I've not
12 gotten access to the inside. I believe that one of the
13 other inspectors went and did the Property Maintenance
14 Inspection and the comments was that all permits were
15 needed, it was a total rehab. But I personally have
16 not -- not been in the house.

17 MR. TISEO: A total rehab is, in my opinion,
18 a lot more than \$4,000 on a --

19 MR. STEWART: Right.

20 MR. TISEO: -- \$1,100 -- 1,100 square foot
21 house.

22 MR. ATI: Well, no.

23 MR. TISEO: Is the plumbing good in the
24 house, is electrical? Tell me what --

25 MR. ATI: Electrical is good. The plumbing

1 was completed -- not completed but was done. And the
2 mechanical, it was in -- it was -- it was we had the
3 furnace there, it was not installed and as well as the
4 hot water tank. But that stopped after the stop work
5 order was put on. And we just -- we saw -- we saw it
6 better that we -- we go ahead and complete other
7 projects than this one and we -- just now we've gotten
8 back to it.

9 MR. STEWART: What about all the wood in the
10 yard and the debris?

11 MR. BOLEK: That's been cleaned up.

12 MR. STEWART: It's all cleaned?

13 MR. BOLEK: It's all cleaned up.

14 MR. ATI: So when we do work, we do quickly.
15 However this, I agree with you, it's being -- it's been
16 sitting like that for a while. And we just weren't
17 familiar with the City process with the permits, you
18 know.

19 MR. TISEO: Let me ask now, the plumbing,
20 what kind of plumbing work needs to be done?

21 MR. ATI: It had CPVC plumbing, that's --
22 that's what it had. So as far as plumbing; it just
23 needs to -- we need to put the hot water tank in.

24 MR. TISEO: So all the pipes are in, they're
25 hooked up to the fixtures?

1 MR. ATI: Yes.

2 MR. TISEO: What, and the electrical; is the
3 panel in, is it a new panel, are the wires okay?

4 MR. ATI: The panel is a new panel. Yeah, we
5 just had the panel installed. So the wiring was -- the
6 wiring was fine. The panel, we -- we put a new service
7 panel in.

8 CHAIRPERSON: Is there permits pulled for
9 this?

10 MR. TISEO: Yes.

11 CHAIRPERSON: Okay.

12 MR. TISEO: The permits were just pulled this
13 month.

14 CHAIRPERSON: So it can be completed by
15 January?

16 MR. TISEO: Or February. It says here
17 postpone until --

18 MR. ATI: It will be completed -- we hope to
19 complete it before that.

20 CHAIRPERSON: Okay.

21 MR. TISEO: I'll make a motion.

22 MR. ATI: Not hope but, you know, I'm
23 confident that we're going to be completing before
24 that. I'm confident.

25 MR. TISEO: I'll make a motion that we table

1 this until the February hearing.

2 CHAIRPERSON: Okay. Do you want to put a
3 caveat, either that or if it's not done, have it placed
4 on the demo list?

5 MR. TISEO: Yes, they seem pretty confident
6 they could get it done.

7 CHAIRPERSON: Okay. I would support that.
8 Is there any discussion?

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

10 BOARD MEMBERS: Aye.

11 CHAIRPERSON: Any opposed?

12 MR. STEWART: I oppose.

13 MR. TISEO: Motion passes.

14 CHAIRPERSON: Did you say "aye", Mona?

15 MS. HOFMEISTER: Aye.

16 CHAIRPERSON: Okay. So three yeses.

17 MS. HOFMEISTER: I've seen the house.

18 CHAIRPERSON: Three yeses and one no, motion
19 does pass, so --

20 MR. ATI: All right.

21 CHAIRPERSON: What have we got next?

22 MR. TISEO: What's next, please?

23 MR. BOLEK: Next is 144 Brooklyn. That is --

24 CHAIRPERSON: Take it off the table, then?
25 Okay. I make a motion to bring it off the

1 table.

2 MR. TISEO: I guess I'll second.

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

5 BOARD MEMBERS: Aye.

6 CHAIRPERSON: Any opposed?
7 Hearing none, go ahead, Rick.

8 MR. BOLEK: 144 West Brooklyn posted 11-7-13.
9 This is a foundation, open foundation. We're
10 recommending that it remain on the demolition list due
11 to lack of progress.

12 CHAIRPERSON: Okay.

13 MR. BOLEK: This has been before us once
14 before here?

15 MR. STEWART: Sir, are you the owner at 144?

16 MR. McCLUSKY: Yes, sir.

17 MR. STEWART: Okay. Well, just for the --

18 MR. TISEO: I'm sorry. State your name
19 again.

20 MR. McCLUSKY: Patrick McClusky.

21 MR. TISEO: Okay.

22 MR. STEWART: Just for the Board's knowledge,
23 I'm going to be abstaining from voting on this. This
24 is a neighbor. You -- you do live on Oneida, right?

25 MR. McCLUSKY: Yeah.

1 MR. STEWART: Oh, okay. I thought so. I
2 don't know your name. I don't think we've officially
3 met but we are neighbors.

4 MR. McCLUSKY: For another week. The house,
5 the second floor is falling into the basement on the
6 first floor. We've got to move out of it. It's a
7 nonregistered rental that -- it should be condemned.

8 But as far as Brooklyn, I've come in to the
9 meetings. The house was on the table when I bought it
10 and I wasn't aware of that or I would have never bought
11 it. I've complied with putting up the fence. Someone
12 keeps taking it down and stealing my two-by-fours and
13 my lumber. I keep putting it back up. I've kept the
14 grass maintained in the yard.

15 MR. TISEO: What's your intention with the
16 property?

17 MR. McCLUSKY: My lumber is all there, the
18 entire package for a two-story home. I'd like to get
19 it built for my family. I have eight children, five of
20 which are at home still. And we're about to move in
21 ten days.

22 MR. TISEO: So you're going to -- you want to
23 build this -- this house and then occupy it?

24 MR. McCLUSKY: Yes, sir. I cleaned up all
25 debris. I tore down the back wall. It -- actually, it

1 fell down. It was water damaged really bad. I started
2 to tear the drywall off to see how it looked and the
3 back wall fell into the yard. I tore out all the black
4 mold. The City said the house was unsafe so I pulled
5 the rest of it down so it couldn't be unsafe.

6 MR. TISEO: Had -- this looks like a pretty
7 old foundation. Has somebody inspected that?

8 MR. McCLUSKY: No. I went to pull the permit
9 to add two courses of block on the top and fill all the
10 cores in and do rebar. And Jeff told me I didn't have
11 to have the permit for that, I could just tack it on
12 the building permit, go ahead and do it and then build
13 the floor. I don't want to put all the money in it if
14 they're not going to okay the foundation.

15 MR. TISEO: Have you submitted any kind of
16 drawings for this house?

17 MR. McCLUSKY: Yes. My drawings weren't good
18 enough. I need an architectural drawing. As a
19 homeowner, I don't understand that. I've done
20 additions with drawings on a piece of paper.

21 MR. TISEO: Well, sometimes, especially on a
22 new house like this, they need to be more
23 sophisticated, demonstrate compliance with the code and
24 standards; that's probably why.

25 Is your plan to get some drawings,

1 appropriate drawings for the house, and submit them for
2 the permit?

3 MR. McCLUSKY: Yes. I had -- I was working
4 on a deal with an architect to do some work for him.
5 I'm a general contractor. And he was going to do my
6 plans but it didn't work out.

7 MR. TISEO: So you don't have an architect or
8 you don't need an architect, per se, because this is
9 single family, under 3,500 square feet of calculated
10 floor. You don't need an architect but you need
11 someone to do appropriate drawings.

12 MR. McCLUSKY: Yes.

13 CHAIRPERSON: You need a good draftsman.

14 MR. McCLUSKY: Do you know one?

15 CHAIRPERSON: Yep. You can just Google it.
16 They're all over.

17 MR. McCLUSKY: Okay. I can build the floor
18 and put it on there in two days, the first floor, and
19 cover the hole for the basement, not even cut the steps
20 out, if that will satisfy the City. But I didn't know
21 my -- I don't know if my foundation --

22 MR. TISEO: Probably not, it wouldn't satisfy
23 me. Because you got to have a permit -- you need
24 drawings to get a permit, plain and simple.

25 MR. McCLUSKY: I had mentioned earlier about

1 using the drawings from when the house was built for
2 layout. It had two-by-eight floor joists. I'm putting
3 two by twelves in it. I can go down tomorrow and see
4 if they're available. I don't even know if they're on
5 file or not.

6 MR. TISEO: Probably not. When was the house
7 built? Probably not. Most municipalities don't keep
8 the drawings more than the required --

9 MR. BOLEK: On a residential?

10 MR. TISEO: -- seven years.

11 CHAIRPERSON: Six months.

12 MR. BOLEK: This is an old house, too, and
13 those drawings are going to be --

14 MR. TISEO: Long gone.

15 MR. BOLEK: Well, not only that but they're
16 not going to be dated for current codes.

17 MR. TISEO: Current codes.

18 CHAIRPERSON: Current codes.

19 MR. BOLEK: So you've got to re-draw them
20 anyway to meet the current code.

21 MR. TISEO: Yeah. You have to comply with
22 the 2009 Michigan Residential Code.

23 CHAIRPERSON: Oh, man.

24 MR. TISEO: Do you think you can secure
25 someone to do some drawings soon?

1 MR. McCLUSKY: Yes.

2 MR. TISEO: If you're -- you say you're in
3 the contracting business?

4 MR. McCLUSKY: Yes, sir.

5 MR. TISEO: I would imagine you would --
6 should have some contacts to do that.

7 MR. McCLUSKY: I have a couple. They're
8 just -- they cost thousands of dollars just for a
9 drawing, \$2,800.

10 MR. TISEO: How big is the house?

11 MR. McCLUSKY: 980 square feet. 986.

12 MR. TISEO: Single story?

13 MR. McCLUSKY: Two stories.

14 MR. TISEO: Is that what this -- pardon?

15 MR. McCLUSKY: It's a bungalow is what it
16 was; that's what I was going to put it back as, a
17 bungalow.

18 MR. TISEO: And the total square footage is
19 980 square feet; is that what you --

20 MR. McCLUSKY: 986 square feet.

21 MR. BOLEK: How long has it been open like
22 this, through one winter or two?

23 MR. McCLUSKY: No, just -- it hasn't been
24 through a winter.

25 MR. BOLEK: Because it was like this last

1 winter.

2 MR. McCLUSKY: It hasn't gone through a
3 winter. I tore it down this -- I tore it the rest of
4 the way down this spring. And then I had to come in
5 for a meeting, I had to put the fence up and I did it.

6 MR. BOLEK: Did you get a permit for the
7 demolition?

8 MR. McCLUSKY: They were wanting to put it on
9 the demo list.

10 MR. BOLEK: No. Did you get a permit for the
11 demolition that you did?

12 MR. McCLUSKY: No, I did not.

13 MR. TISEO: And you tore it down because it
14 was in that bad of shape. Was it a fire damage or what
15 was the reason?

16 MR. McCLUSKY: Well, it was just water
17 damage, we thought. So we pulled the drywall out and
18 we found all the charred boards in the front half of
19 the house. And that's when the City inspector came by,
20 saw me working on it and said it's unsafe, it needs to
21 go, so I took it down.

22 MR. TISEO: And when did you demo the house?

23 MR. McCLUSKY: April.

24 CHAIRPERSON: Spring, last year?

25 MR. TISEO: Last year, 2012?

1 MR. BOLEK: No.

2 MR. STEWART: '13.

3 CHAIRPERSON: This year, this year.

4 MR. TISEO: Okay. The --

5 MR. McCLUSKY: I already bought all the
6 material. I just can't get a good enough drawing -- I
7 can't do a good enough drawing myself to get a permit
8 approved.

9 MR. TISEO: Do you think if we table this for
10 the January meeting that you would be able to secure
11 the required permits by then?

12 MR. McCLUSKY: Yes, sir. If I can get
13 someone from the Building Department to tell me it's
14 okay to build on the foundation now, that it's --

15 MR. TISEO: Well, you're going to need
16 drawings. They won't tell you that until you have some
17 drawings. So you're going to need to get drawings done
18 somewhere.

19 MR. McCLUSKY: Okay.

20 MR. TISEO: And sometimes one of the methods
21 subcontractors use, since documents at municipalities
22 are public record, you could go down the list of
23 permits for residential structures and take a look at
24 those drawings and see who drew those drawings.

25 MR. McCLUSKY: Okay.

1 MR. TISEO: That might be a lead for you to
2 find somebody.

3 MR. McCLUSKY: Okay.

4 MR. TISEO: But given that you're in the
5 contracting business, I would think you could be able
6 to find someone. I mean, I'm willing to give you a
7 chance to see if you can get these permits pulled but
8 the first step is you have to get some drawings. And
9 you have the money to do this; is that -- what's your
10 estimate for this work?

11 MR. McCLUSKY: Total, it's going to be around
12 \$26,000.

13 CHAIRPERSON: Ben, I question this block.

14 MR. TISEO: I know. That's why I --

15 CHAIRPERSON: It's all --

16 MR. McCLUSKY: On the driveway side, the top
17 two courses, when they stole all the stuff out of the
18 house, they actually hit the block; and that's why it
19 looks that way. There's a door there, a steel door
20 that's for a -- I think it was a coal shoot at one
21 time. So those top two courses have to be changed on
22 the driveway side. And I was going to put rebar in the
23 every third core -- every fourth, I think it has to be,
24 and then fill them in throughout the block with
25 concrete.

1 MR. TISEO: Well -- I'd like to make a motion
2 to table this to the February meeting. Can I get
3 support?

4 MS. HOFMEISTER: I'll support.

5 MR. TISEO: Support?

6 MS. HOFMEISTER: (Nods head.)

7 CHAIRPERSON: Okay. Any discussion?

8 MR. TISEO: I mean, I'd like to --

9 CHAIRPERSON: Okay.

10 MR. TISEO: -- give the gentleman a chance.
11 He said he's got the lumber, he's got it on site.

12 I think his estimate is low but if you're
13 going to be doing a lot of the work yourself and you're
14 in the business, you know what you're getting yourself
15 into.

16 MR. McCLUSKY: Me and my family are going to
17 do 100 percent of the work.

18 CHAIRPERSON: Yeah. Okay.

19 MR. TISEO: But you need to get the documents
20 so you can pull the proper permits. I really would
21 like to see that, in February, that you've not only
22 secured your permits, that I want to see some photos of
23 some work going on.

24 MR. McCLUSKY: No problem. I was working on
25 that since the last meeting but I had to have two

1 surgeries. I wasn't expecting to get a double hernia
2 and found out that I have Stage 3 cancer.

3 MR. TISEO: Geez.

4 MR. McCLUSKY: It went from my brain to my
5 lymph nodes, it's all over. So that's what put me on
6 hold for a minute.

7 CHAIRPERSON: Okay. All in favor of that
8 motion, say "aye".

9 BOARD MEMBERS: Aye.

10 CHAIRPERSON: Any opposed?

11 It looks like you passed.

12 MR. McCLUSKY: Thank you.

13 CHAIRPERSON: So make some progress.

14 MR. TISEO: Good luck. Make some progress
15 before next meeting.

16 CHAIRPERSON: What do we get next?

17 MR. BOLEK: 38 South Edith, Number 6 on
18 the --

19 CHAIRPERSON: Okay. Can we bring that off
20 the table. Is there any support?

21 MS. HOFMEISTER: Support.

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

24 BOARD MEMBERS: Aye.

25 CHAIRPERSON: Okay. Go ahead.

1 MR. BOLEK: 38 South Edith posted on 11-7-13.
2 Building permit was issued on 5-31-13, plumbing was
3 issued on 5-31-13, mechanical was issued on 5-31-13,
4 electrical is still needed. This building was in a
5 major state of repair (sic), was trashed, debris,
6 unkempt, structural damage, aluminum siding being
7 stripped.

8 We are recommending that it be postponed
9 until the February Board of Appeals meeting for the
10 gentleman to complete repairs.

11 CHAIRPERSON: Okay. Sir, you want to state
12 your name and your association with this address.

13 MR. CARMACK: Yes, sir. My name's
14 Robert Carmack and I'm the owner.

15 CHAIRPERSON: Okay. When can you have it
16 done?

17 MR. CARMACK: I can have it done by the
18 February meeting. I have to apologize. The last two
19 months -- I'm a rough frame contractor and if any of
20 you guys are in the construction business, it's just
21 exploded here in the last couple months, so --

22 CHAIRPERSON: I know.

23 MR. TISEO: Is your plan to rent the house or
24 live in it?

25 MR. CARMACK: No, I'm going to live there.

1 MR. TISEO: You'll live in the house.

2 CHAIRPERSON: Okay. Do you guys have
3 anything?

4 MR. STEWART: (Shakes head.)

5 CHAIRPERSON: I make a motion to postpone to
6 the February meeting to get a certificate and pull all
7 the appropriate permits and, also, if it don't, it goes
8 on the demo list.

9 MR. CARMACK: I'm fair with that.

10 CHAIRPERSON: Okay. Is there any support?

11 MR. TISEO: I'll support.

12 CHAIRPERSON: Support by Ben. Any more
13 discussion?

14 MR. TISEO: Your permits are going to be
15 expiring here in about seven days.

16 MR. CARMACK: Yeah, on the 27th. Yes.

17 MR. TISEO: You're going to have those
18 extended?

19 MR. CARMACK: Yeah. Okay.

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

21 BOARD MEMBERS: Aye.

22 CHAIRPERSON: Any opposed?

23 Hearing none, motion passes.

24 MR. CARMACK: Thank you.

25 MR. KOLBE: That's all I have signed up.

1 We've got a couple in the back. What houses are you
2 here for?

3 MR. GAVIN: Oh, for --

4 MS. RIETH: No.

5 CHAIRPERSON: They're with the county.

6 MR. TISEO: Okay. How about that gentleman?

7 MR. BOLEK: Don't worry about him.

8 MR. TISEO: Oh. I was just making sure. He
9 was here before.

10 CHAIRPERSON: And that's Chuck.

11 MR. TISEO: Okay. We're back on the agenda,
12 then.

13 MR. KOLBE: We'll just do them alphabetical,
14 on the top of the list, going through.

15 MR. BOLEK: All right. 166 Augusta.

16 MR. TISEO: Did we do the 205 Chippewa; is
17 that right?

18 MR. KOLBE: We have not.

19 MR. BOLEK: We've not yet.

20 MR. TISEO: So that's the next one.

21 MR. KOLBE: No, we're going to go on the
22 stack you have left. They should be alphabetical
23 order. We're going to go --

24 MR. TISEO: This one shows --

25 MR. KOLBE: Don't worry about the agenda.

1 MR. TISEO: So we just need to know which
2 half to keep off the table.

3 MR. KOLBE: Right. We'll keep track of that.

4 MR. BOLEK: This is not on the table.

5 MR. TISEO: So this is the 166 Augusta,
6 right?

7 MR. BOLEK: Yep. 166 Augusta posted 11-7-13.
8 The house is fire damaged, vacant, very hazardous
9 building, open to trespass in the front door, windows
10 and doors are open, electric service has been cut to
11 the house, gas is locked out, abandoned vehicles,
12 overgrown, lots of structural damage.

13 We're recommending this stay on the
14 demolition list and come down as soon as possible.

15 CHAIRPERSON: Okay. We're not going to do
16 the -- finish the tabled items first?

17 MR. TISEO: No, we're just going to go in the
18 order of the property.

19 MR. KOLBE: We'll go in the order of what
20 you -- go down, we'll let you know if they have to come
21 off.

22 CHAIRPERSON: Okay. Thanks.

23 MR. TISEO: I'll make a motion for the
24 recommendation of demolition.

25 CHAIRPERSON: Second?

1 MR. CARMACK: I second.

2 CHAIRPERSON: Any discussion?

3 Hearing none, everybody in favor, say "aye".

4 BOARD MEMBERS: Aye.

5 CHAIRPERSON: Any opposed?

6 Hearing none, motion passes.

7 MR. BOLEK: 257 Baldwin. 257 Baldwin Avenue

8 posted 11-6-13. This is an abandoned, vacant house,

9 boarded by the Federal programs, siding is being

10 stripped, there's no gas or electric meter. The

11 service to the house has also been cut. There's

12 debris, overgrown, unkempt, soffits and fascia are

13 being take -- stripped off, porch steps unsafe,

14 graffiti.

15 Recommending placement on the demolition

16 list.

17 MS. HOFMEISTER: Second.

18 CHAIRPERSON: Okay. Is there a motion?

19 MR. STEWART: I make a motion for demolition.

20 CHAIRPERSON: Okay. Motion for demolition.

21 Is -- is there support?

22 MS. HOFMEISTER: I support.

23 CHAIRPERSON: Mona supports. Any discussion?

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

25 BOARD MEMBERS: Aye.

1 CHAIRPERSON: Any opposed?

2 Seeing none, motion passes.

3 MR. BOLEK: 205 Chippewa is the next one.

4 Has to come off the table.

5 MR. TISEO: I'll make a motion to take it off
6 the table.

7 CHAIRPERSON: Okay. I support. Any
8 discussion?

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

10 BOARD MEMBERS: Aye.

11 CHAIRPERSON: Any opposed?

12 Seeing none, let's move forward.

13 MR. BOLEK: 205 Chippewa posted 11-7-13.

14 This house had a Property Maintenance Inspection
15 performed February 6 of '13, all permits were needed,
16 none have been pulled. This house has been vandalized,
17 broken windows, rotted wood windows. The rear deck is
18 dislodged from the house and collapsing, electric
19 service has been dislodged from the house.

20 We're recommending demolition.

21 CHAIRPERSON: Okay.

22 MR. TISEO: I'll make a motion for
23 demolition.

24 CHAIRPERSON: Okay. I support.

25 MS. HOFMEISTER: Support.

1 CHAIRPERSON: Mona supports, too. All -- is
2 there discussion?

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

4 BOARD MEMBERS: Aye.

5 CHAIRPERSON: Any opposed?

6 Hearing none, motion passes.

7 CHAIRPERSON: Okay. 660 Columbia.

8 MR. BOLEK: 660 Columbia does not need to
9 come off the table. 660 Columbia posted 11-6 of '13.
10 It's vacant, hazardous building, doors and windows are
11 open, front porch is crumbling, interior's destroyed,
12 debris, unkempt, two feet of water or sewage in the
13 basement, the smell is horrible. There's -- there's
14 fecal matter throughout the house, siding's being
15 stripped, electrical service is cut at the pole.

16 We recommend this house to be demolished.

17 MR. TISEO: It looks like it was abandoned.
18 I mean, there's furniture in there.

19 MR. STEWART: Squatters.

20 MR. TISEO: There's squatters. Microwave? I
21 mean, my goodness.

22 CHAIRPERSON: I would make a motion to place
23 this on the demo list.

24 MS. HOFMEISTER: Second.

25 CHAIRPERSON: Is there support -- second by

1 Mona.

2 Any discussion?

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

4 BOARD MEMBERS: Aye.

5 CHAIRPERSON: Any opposed?

6 Hearing none, motion passes.

7 746 East Columbia.

8 MR. BOLEK: 746 East Columbia posted 11-6 of
9 '13. Again, vacant, open to trespass in the rear doors
10 and windows, debris, overgrown, unkempt, vacant,
11 electrical service is not to code.

12 Recommend demolition.

13 MR. TISEO: It's a shame. I see the note
14 here about could be saved but --

15 CHAIRPERSON: Somebody spent some money on
16 it, trying to rehab it, and then they just kind of
17 walked away from it.

18 MR. TISEO: And they walked away. Is that --
19 obviously there's furniture in here. Somebody --

20 CHAIRPERSON: I mean, it looks like a slab.

21 MR. TISEO: Oh, these photos go back to
22 September?

23 MR. KOLBE: Yes. You get the Hearing Officer
24 photos, if you haven't -- if it hasn't been here
25 before.

1 MR. TISEO: Okay.

2 MR. KOLBE: So you can kind of get a
3 perspective of --

4 CHAIRPERSON: Is there a motion? Look at the
5 inside.

6 MR. TISEO: Yeah, I know. That's a shame.
7 And nobody wants to do anything, hmm?

8 MR. BOLEK: If somebody wants to save it,
9 they can post a bond.

10 MR. TISEO: Yeah, I guess so.

11 CHAIRPERSON: Yep.

12 MR. TISEO: That's true.

13 CHAIRPERSON: I make a motion to demolish.
14 Is there support?

15 MS. HOFMEISTER: Support.

16 CHAIRPERSON: Okay. All in favor -- or
17 further discussion?

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

19 BOARD MEMBERS: Aye.

20 CHAIRPERSON: Any opposed?

21 Hearing none, motion passes.

22 MR. BOLEK: 212 Edison is the next one.

23 CHAIRPERSON: Okay. So what do we got?

24 MR. BOLEK: 212 Edison.

25 MR. TISEO: 212 Edison, right.

1 MR. BOLEK: Does not have to come off the
2 table.

3 CHAIRPERSON: Okay. Go ahead.

4 MR. BOLEK: 212 Edison posted 11-6 of '13.
5 This house was vacant, abandoned, had been boarded,
6 open to the elements in the side door and the basement
7 window, wiring stripped, copper stripped, interior is
8 full of debris and junk, house gutted of all metals and
9 material -- metals and copper, no gas or electric
10 meter, overgrown, animals undermining the porch. Water
11 meter's gone. DTE has cut the power loose.

12 We recommend placement on the demolition
13 list.

14 MR. TISEO: I'll make a motion for
15 demolition.

16 MS. HOFMEISTER: I second.

17 CHAIRPERSON: Any discussion?

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

19 BOARD MEMBERS: Aye.

20 CHAIRPERSON: Any opposed?

21 Hearing none, motion passes.

22 MR. BOLEK: 795 Emiry.

23 CHAIRPERSON: Go ahead.

24 MR. BOLEK: 795 Emiry posted 11-6 of '13.

25 This house is vacant, boarded by the Federal programs,

1 siding is stripped, there's no electric meter, animals
2 undermining the structure, debris, the shed is falling
3 down. There was a building permit that expired on 1-15
4 of '13 -- of '13.

5 But we're recommending that it remain on the
6 demolition list.

7 CHAIRPERSON: I'd make a motion to keep this
8 on the demo list. Is there support?

9 MS. HOFMEISTER: Support.

10 CHAIRPERSON: Support. Discussion?
11 Seeing none, all in favor, say "aye".

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Any opposed?

14 Seeing none, motion passes.

15 5 -- 515.

16 MR. BOLEK: 515 First Street posted 11-6 of
17 '13. This house has been fire damaged, it's vacant,
18 it's a very hazardous building, front door is open to
19 trespass. Win -- doors and windows were boarded other
20 than the front door and the front window. There's
21 debris, unkempt, the basement has two-plus feet of
22 water or sewage in the basement.

23 Recommending placement on the demolition
24 list.

25 MR. TISEO: I'll make a motion for the

1 demolition.

2 CHAIRPERSON: Is there support?

3 MS. HOFMEISTER: Support.

4 CHAIRPERSON: Mona supports. Any discussion?

5 I'm seeing none. All in favor, say "aye".

6 BOARD MEMBERS: Aye.

7 CHAIRPERSON: Any opposed?

8 Hearing none, motion passes.

9 195 Fisher.

10 MR. TISEO: Is that going to come off the --

11 MR. BOLEK: Yes.

12 MR. TISEO: I'll make a motion to take it off
13 the table.

14 CHAIRPERSON: I support. All in favor, say
15 "aye".

16 BOARD MEMBERS: Aye.

17 CHAIRPERSON: Any opposed?

18 Seeing none, it's off the table. Go ahead.

19 MR. BOLEK: 195 Fisher posted 11-7-13. This
20 house had been -- interior had been trashed, it was
21 being stripped, there's debris that's now been cleaned
22 up, front porch is rotted, unkempt, foundation had some
23 issues on the side. This house has recently been -- or
24 was bought by a developer on 4-26 of '13.

25 We're recommending -- it was Property

1 Maintenance Inspection done on 8-15 of '13. All
2 permits were needed. He's -- we're recommending this
3 postponement until the January Board of Appeals meeting
4 for him to finish his engineering studies and -- that
5 he needs to do on this house to be able to pull his
6 permits.

7 MR. KOLBE: He made application for permits
8 for two houses and they needed some additional
9 information he brought in and Jeff had, again, some
10 more questions or things to be done. So he is making
11 progress to get his permits because the building permit
12 is the first domino that has to fall.

13 MR. TISEO: Right.

14 MR. KOLBE: He can't pull the other permits
15 until it's done.

16 MR. TISEO: Okay.

17 MR. KOLBE: But he's making effort to get the
18 work started.

19 MR. TISEO: And you think by January that
20 would be sufficient?

21 MR. KOLBE: That's why we basically said
22 we'll give him until January to show effort.

23 MR. TISEO: And he --

24 MR. KOLBE: And he had no problem with that.

25 MR. TISEO: Okay.

1 MR. KOLBE: He wasn't going to be able to
2 make the meeting but he had no problem with that on
3 these two houses.

4 MR. TISEO: I'll make a motion that we table
5 this until the January meeting.

6 MR. STEWART: I'll second that.

7 CHAIRPERSON: Any discussion?

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

9 BOARD MEMBERS: Aye.

10 CHAIRPERSON: Any opposed?

11 Hearing none, motion passes. Okay.

12 MR. BOLEK: 86 Forest is the next one.

13 CHAIRPERSON: Oh, 86 Forest. Yep.

14 MR. BOLEK: 86 Forest posted 11-6 of '13.

15 This is a vacant, fire-damaged house, open to trespass,
16 open to the elements in the front and rear doors, rear
17 windows, roof leaks, all siding's been stripped, full
18 of debris inside and out, furnace is missing, copper
19 stripped, electric meter and gas meter is missing, duct
20 work's gone, water meter's gone, debris, tall grass.

21 We're recommending it remain on the
22 demolition list.

23 CHAIRPERSON: Okay. I'd like to make a
24 motion keep it on the demo list. Is there support?

25 MR. STEWART: I'll support.

1 CHAIRPERSON: Any discussion?
2 Seeing none, all in favor, say "aye".
3 BOARD MEMBERS: Aye.
4 CHAIRPERSON: Any opposed?
5 Hearing none, motion passes.
6 300.
7 MR. BOLEK: 300 Harrison posted 11-7 of '13.
8 This house is vacant, dilapidated, boarded by owner,
9 second floor windows and holes in the roof, siding
10 being stripped, debris, overgrown, unkempt, animals
11 undermining the porches, the porch is settling, garage
12 is falling down, electric is turned off, gas meter
13 missing.
14 Recommend replacement -- or placement on the
15 demolition list.
16 MR. STEWART: I make a motion that we place
17 this on the demolition list.
18 MR. TISEO: I'll second.
19 CHAIRPERSON: Any discussion?
20 Seeing --
21 MS. HOFMEISTER: The neighbors will be glad.
22 CHAIRPERSON: The neighbors will be glad.
23 Note that, that Mona -- okay. All in favor of the
24 motion, state "aye".
25 BOARD MEMBERS: Aye.

1 CHAIRPERSON: Any opposed?
2 Hearing none, motion passes.
3 Yeah, that one was bad.
4 MR. BOLEK: 97 East Hopkins needs to come off
5 the table.
6 MR. TISEO: I'll make the motion to bring it
7 off -- onto the table -- off the discussion, I should
8 say.
9 CHAIRPERSON: Support. All in favor, say
10 "aye".
11 BOARD MEMBERS: Aye.
12 CHAIRPERSON: Any opposed?
13 Hearing none, go ahead.
14 MR. BOLEK: 97 East Hopkins posted 11-6 of
15 '13. This house is vacant, there's debris, unkempt,
16 overgrown, front steps missing a step.
17 We're recommending that it be placed -- or
18 placed on the demolition list.
19 MR. TISEO: It looks like it was just
20 abandoned.
21 MR. BOLEK: The --
22 CHAIRPERSON: It don't look that bad.
23 MR. TISEO: Yeah.
24 CHAIRPERSON: Does anybody own it?
25 MR. TISEO: The bank, looks like it owns it.

1 MR. KOLBE: Well, there's two parties and --
2 and we received the green card back from -- they signed
3 for the notice, they knew of the meeting.

4 CHAIRPERSON: Gosh.

5 MR. TISEO: Okay.

6 MR. KOLBE: But --

7 CHAIRPERSON: I would make a motion to
8 postpone this until the January meeting.

9 MR. KOLBE: That's what happened the last
10 time.

11 MR. TISEO: Oh. This is the second time?

12 CHAIRPERSON: This is the second time?

13 MR. KOLBE: This is the second time you've
14 seen it and we postponed it because, obviously, they
15 must not have had their calendar right. They signed
16 for whatever. The first one, they did not but this one
17 they did sign for, both them and the bank both signed
18 their cards.

19 MR. TISEO: And the bank?

20 MR. KOLBE: Yes. I have them back for both.

21 MR. TISEO: Okay. I want to give them every
22 chance. I make a motion to put it on the demolition
23 list.

24 CHAIRPERSON: I support. All in favor?

25 BOARD MEMBERS: Aye.

1 CHAIRPERSON: Kevin just stepped out for a
2 minute.

3 MR. TISEO: Did we lose --

4 CHAIRPERSON: No, we'll wait for him to come
5 back to finish the motion.

6 While we're waiting for him to come back,
7 does anybody do minutes on this?

8 MR. TISEO: That young lady right there.

9 MR. KOLBE: She does an actual transcript of
10 everything.

11 CHAIRPERSON: Could we get a copy of the
12 minutes?

13 MR. KOLBE: It's a transcript. We don't get
14 an actual synopsis minutes, shorthand minutes, no, it's
15 a full transcript.

16 CHAIRPERSON: On a CD or something?

17 MR. TISEO: Probably a hundred pages or
18 something.

19 MR. KOLBE: No, it's a book that we get.

20 CHAIRPERSON: It's a book?

21 MR. TISEO: Oh, yeah, it's going to be
22 significant.

23 MR. KOLBE: Every word that's spoken, who
24 spoke it.

25 CHAIRPERSON: Probably you guys --

1 MR. TISEO: It's public record.

2 CHAIRPERSON: It's verbatim?

3 MR. TISEO: And if this is taped, I'm
4 assuming the tapes are available through the website
5 and you can view them usually a day or two after?

6 MR. KOLBE: Yes. And it's broadcasted on the
7 local --

8 MR. TISEO: Usually, there's a tape archive.
9 Most communities do that.

10 CHAIRPERSON: Okay. I want to bring a motion
11 back up, motion to demolish with support -- or a motion
12 was brought up by Ben, I supported it, there was no
13 discussion. And all in favor, state by saying "aye".

14 BOARD MEMBERS: Aye.

15 CHAIRPERSON: Any opposed?

16 Hearing none, motion passes.

17 MR. BOLEK: 221 Hughes. 221 Hughes posted
18 11-7-13, vacant, severe fire damage, boarded by the
19 owner or insurance company, holes in the roof from the
20 fire, fallen tree in the rear yard, electric service
21 cut to the house, gas locked out.

22 Recommend placement on the demolition list.

23 CHAIRPERSON: It looks like a --

24 MR. TISEO: It's a disaster. Yeah, I'll make
25 a motion to --

1 MR. STEWART: We just saw this six months
2 ago. Wow.

3 MR. TISEO: -- put it on the demolition list.

4 CHAIRPERSON: All the people doing all this.

5 MR. STEWART: Wow, it's quite a bit.

6 CHAIRPERSON: All right. Motion to be on the
7 demolition. Is there support?

8 MR. STEWART: I'll second that.

9 CHAIRPERSON: Okay. Kevin seconds that. And
10 all in favor, say "aye".

11 BOARD MEMBERS: Aye.

12 MR. STEWART: I know the residents on Hughes
13 will love this.

14 MR. TISEO: Any nos?

15 Any nos?

16 Hearing none, motion passes.

17 MR. KOLBE: Actually, the owner is planning
18 on -- they've just got the rest of their paperwork in
19 and she goes, "Well, it's going to be ordered down.
20 What does that mean for me?"

21 And I told her, "Well, you've got 30 days to
22 pull a permit before we do anything."

23 She goes, "Well, I'll have it done by then."
24 So they're going to be pretty happy, this is an
25 insurance policy, that it does eventually come down.

1 MR. TISEO: Is it cheaper for them to do it?

2 MR. KOLBE: Yes, yes.

3 CHAIRPERSON: I would think so.

4 MR. BOLEK: One way or another, it's coming
5 down.

6 MR. TISEO: Right.

7 MR. BOLEK: 590 East Kennett Road.

8 CHAIRPERSON: Is that tabled?

9 MR. BOLEK: It's not. It does not have to
10 come off.

11 590 East Kennett posted 11-7-13. This is a
12 fire-damaged, vacant house, a very unsafe structure,
13 hole in the roof from the fire, boarded, some of the
14 windows are boarded, gas meter's locked out, overgrown,
15 unkempt, porches are unsafe, electrical service drip
16 loop has been cut.

17 Remain on the demolition list. This one must
18 come down.

19 MR. STEWART: I make a recommendation that
20 this property be demolished.

21 CHAIRPERSON: I support. Any discussion?
22 Seeing none, all in favor, say "aye".

23 BOARD MEMBERS: Aye.

24 CHAIRPERSON: Any opposed?

25 Hearing none, motion passes.

1 MR. BOLEK: 111 Legrande posted 11-6-13.
2 This is a vacant house, open to trespass, windows
3 broken out, interior trashed, metals were stripped,
4 there's an abandoned vehicle in the yard, debris,
5 service cut to the house, front porch is falling apart,
6 water meter's missing, gas meter's locked out, the
7 furnace is gutted of all parts. The smell in the house
8 is awful.

9 This is a recommendation to stay on the
10 demolition list.

11 CHAIRPERSON: Okay. Is there a motion?

12 MR. STEWART: I'll make a motion that
13 117 West --

14 MR. BOLEK: 111.

15 MS. HOFMEISTER: No, 111 Legrande.

16 MR. STEWART: -- 111 Legrande stay on the
17 demolition list.

18 CHAIRPERSON: Is there support?

19 MR. TISEO: I'll second.

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

21 BOARD MEMBERS: Aye.

22 CHAIRPERSON: Any opposed?

23 Hearing none, motion passes.

24 Okay. 117.

25 MR. BOLEK: 117 West Longfellow posted 11-6

1 of '13. This house is vacant, not maintained, open to
2 trespass in the rear doors and windows, open to
3 elements in the rear doors and windows. All the metals
4 have been stripped, interior's trashed, furnace, water
5 heater, all plumbing gone, debris, overgrown, unkempt,
6 open to trespass.

7 Recommend staying on the demolition list.

8 MR. TISEO: I'll make a motion for
9 demolition.

10 CHAIRPERSON: Second?

11 Go ahead.

12 MR. STEWART: I'll second it.

13 CHAIRPERSON: Any discussion?

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

15 BOARD MEMBERS: Aye.

16 CHAIRPERSON: Any opposed?

17 Hearing none, motion passes.

18 MR. BOLEK: 735 Monticello needs to come off
19 the table.

20 CHAIRPERSON: I make a motion to take
21 Monti -- 735 Monticello off the table. Is there
22 support?

23 MR. STEWART: I'll support it.

24 CHAIRPERSON: Support. All in favor, say
25 "aye".

1 BOARD MEMBERS: Aye.

2 CHAIRPERSON: Any opposed?

3 Hearing none, motion passes.

4 MR. BOLEK: 735 Monticello Avenue posted 11-6

5 of '13. This property has been rehabbed, permits were

6 finalized on 11-6 of '13.

7 Recommend dismissal from these proceedings.

8 MR. TISEO: Success. I make a motion for

9 dismissal.

10 MR. STEWART: I'll second that.

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

12 BOARD MEMBERS: Aye.

13 CHAIRPERSON: Was there any discussion about

14 them -- somebody finally doing this right or --

15 MR. TISEO: That's what I say, finally.

16 CHAIRPERSON: Okay. Any opposed?

17 Hearing none, motion passes.

18 22.

19 MR. BOLEK: 22 Murphy needs to come off the

20 table.

21 CHAIRPERSON: I make a motion to bring it off

22 the table. Support?

23 MR. TISEO: I'll support.

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

25 BOARD MEMBERS: Aye.

1 CHAIRPERSON: Any opposed?

2 Hearing none, it's off the table.

3 Go ahead, Rick.

4 MR. BOLEK: 22 Murphy posted 11-7-13. A
5 building permit was issued on 8-27 of '13, plumbing
6 permit issued on 9-4 of '13, mechanical permit 8-28 of
7 '13, still need an electrical permit.

8 We're recommending postponement until the
9 February meeting, if electrical permit is pulled by
10 Friday.

11 CHAIRPERSON: Okay. We can do that. I
12 would -- go ahead.

13 MR. KOLBE: I was going to say, inasmuch as
14 the owner's not here, if you want to make a
15 recommendation to demo it, we'll entertain that.

16 MR. TISEO: But they have been working on it?
17 So they pulled the permit, the building, they pulled
18 plumbing and they pulled mechanical.

19 MR. BOLEK: They --

20 MR. TISEO: Have they called for any of those
21 inspections?

22 MR. KOLBE: I --

23 MR. BOLEK: There's no notes about calling
24 for inspections.

25 MR. KOLBE: No. Typically, I put if they've

1 got rough inspections.

2 MR. TISEO: They would have been on.

3 MR. KOLBE: I usually put milestones on
4 because I want the Board to know --

5 MR. TISEO: Right.

6 MR. KOLBE: -- that they're making progress.
7 And I try to give every benefit of that milestone. And
8 that's why I try to express on several people coming
9 in, help me give you -- but I've got a rough approval.

10 MR. TISEO: So two or three months have gone
11 by since the permit's been pulled?

12 MR. KOLBE: Uh-huh.

13 MR. TISEO: I'll make a motion to postpone it
14 until the February meeting.

15 CHAIRPERSON: Okay.

16 MR. STEWART: I'll second it.

17 CHAIRPERSON: Got a second. Any further
18 discussion?

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

20 BOARD MEMBERS: Aye.

21 CHAIRPERSON: Any opposed?

22 Hearing none, motion passes.

23 MR. STEWART: It needs to come off.

24 CHAIRPERSON: Okay. So 647.

25 MR. BOLEK: 647 Northway needs to come off

1 the table.

2 MR. TISEO: I'll make a motion to take it off
3 the table.

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

6 BOARD MEMBERS: Aye.

7 CHAIRPERSON: Any opposed?

8 Hearing none, it's off the table. Go ahead.

9 MR. BOLEK: 647 Northway posted 11-7-13.

10 This house had been vacant. There was -- appear to be
11 leaks in the roof. The soffit and fascia were rotting,
12 steps needed to be fixed, siding needed to be repaired,
13 interior needed to be cleaned up.

14 There was a Property Maintenance Inspection
15 pulled on 8-2 of '13. The inspection was performed on
16 10-4 of '13. All permits were needed. There's been no
17 permits pulled. There's been work on the house without
18 permits from the original posting to the current
19 posting. There's been siding done. There's been some
20 debris taken care of in the house. Other work in the
21 house, we're not sure of but there's not been any
22 permit pulled.

23 So we're recommending that it remain on the
24 demolition list due to lack of permits.

25 CHAIRPERSON: Okay. I'd make a motion to

1 keep it on the demo list. Is there support?

2 MR. STEWART: I'll support it.

3 CHAIRPERSON: Any discussion?

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

5 BOARD MEMBERS: Aye.

6 CHAIRPERSON: Any opposed?

7 Hearing none, motion passes. Okay.

8 MR. BOLEK: 63 Poplar.

9 CHAIRPERSON: Go ahead.

10 MR. BOLEK: 63 Poplar Avenue posted 11-6 of

11 '13. This structure is vacant, open to trespass.

12 Basement windows and rear windows open, rear porch and

13 steps in severe state of dilapidation, soffits and

14 fascia rotted, debris, overgrown, unkempt, front

15 porches are unsafe. There appears to have been a new

16 front door and some drywall going up inside. No

17 permits have been pulled, no inspections have been

18 obtained.

19 We're recommending this remain on the

20 demolition list.

21 CHAIRPERSON: Okay.

22 MR. TISEO: I'll make a motion for

23 demolition.

24 MS. HOFMEISTER: I'll second it.

25 CHAIRPERSON: Any discussion?

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

2 BOARD MEMBERS: Aye.

3 CHAIRPERSON: Any opposed?

4 Hearing none, motion passes.

5 32.

6 MR. BOLEK: 32 Riker posted 11-6 of '13.

7 This is another fire-damaged house, it's vacant, open
8 to trespass in the rear doors and windows, the
9 interior's been gutted to the studs, all mechanical
10 wiring, plumbing, electrical has been stripped, gas
11 meter's locked out, there's brick structure of the
12 exterior is crumbling.

13 Recommend remaining on the demolition list.

14 CHAIRPERSON: I'd recommend demo list. Is
15 there support?

16 MR. STEWART: I'll support it.

17 CHAIRPERSON: Any discussion?

18 Hearing none, motion -- all vote by saying
19 "yes".

20 BOARD MEMBERS: Yes.

21 CHAIRPERSON: All not in favor, say "no".

22 Hearing none, motion passes.

23 You guys want to take a break or do you want
24 to just --

25 MR. TISEO: We're almost -- you've got maybe

1 about eight left.

2 MR. KOLBE: Yep, maybe less than that.

3 MR. TISEO: Let's just rock'n'roll.

4 CHAIRPERSON: Come on. All right. All
5 right. So what do we got next?

6 MR. BOLEK: 227 Rockwell Avenue.

7 CHAIRPERSON: Go ahead.

8 MR. BOLEK: 227 Rockwell Avenue posted
9 11-7-13. This is a vacant, not maintained, dilapidated
10 house, boarded by others. The roofing is dilapidated,
11 boarded windows, siding's being stripped, animals
12 undermining the foundation, debris, dead tree, soffit
13 missing, steps and porch and railings in disrepair,
14 electric and gas meters missing.

15 Recommend remaining on the demolition list.

16 MR. STEWART: I make a motion that it
17 stays -- 227 Rockwell stays on the demolition list.

18 MS. HOFMEISTER: I second.

19 CHAIRPERSON: Okay. Mona seconds. Any
20 discussion?

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

22 BOARD MEMBERS: Aye.

23 CHAIRPERSON: Any opposed?

24 Hearing none, motion passes.

25 768.

1 MR. BOLEK: 768 Saint Clair Street posted
2 11-6-13. This is a vacant, dilapidated structure, open
3 to trespass, open to the elements, doors missing,
4 windows broken, interior's destroyed, copper missing,
5 debris, overgrown, furnace and water heater are gone,
6 electric and gas meters are missing. The structural
7 support for the first floor is gone.

8 Recommend remaining on the demolition list.
9 This is an unsafe house.

10 MR. TISEO: Yeah. I make a motion.

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

12 CHAIRPERSON: Okay. Any discussion?

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

14 BOARD MEMBERS: Aye.

15 CHAIRPERSON: Any opposed?

16 Hearing none, motion passes.

17 772.

18 MR. BOLEK: 772 Saint Clair Street posted
19 11-6-13. Another vacant, dilapidated structure, open
20 to trespass. The back wall of this structure is
21 destroyed, windows and doors are missing, debris,
22 overgrown.

23 Recommend remaining on the demolition list.

24 CHAIRPERSON: Okay.

25 MR. STEWART: I make a motion that

1 772 Saint Clair Street remain on the demolition list.

2 MS. HOFMEISTER: Second.

3 CHAIRPERSON: Mona seconds. Any discussion?

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

5 BOARD MEMBERS: Aye.

6 CHAIRPERSON: Any opposed?

7 Hearing none, motion passes.

8 Okay, 775.

9 MR. BOLEK: 775 Saint Clair Street posted
10 11-7-13. Another vacant structure, rotted structural
11 members, no gas meter, overgrown, unkempt, abandoned
12 vehicle, there's severe settling on one side of the
13 structural members, gang graffiti on the walls.

14 Recommend remaining on the demolition list.

15 MR. STEWART: I'll make a motion that
16 775 Saint Clair Street remain on the demolition list.

17 MR. TISEO: I'll second.

18 CHAIRPERSON: Ben seconds. Any discussion?

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

20 BOARD MEMBERS: Aye.

21 CHAIRPERSON: Any opposed?

22 Hearing none, motion passes.

23 182.

24 MR. BOLEK: 182 Seminole posted 11-7-13.

25 This is a vacant house with a collapsing foundation, it

1 was abandoned, foundation walls caving in, interior's
2 trashed and full of debris, overgrown, unkempt. The
3 garage is full of debris. The electric meter is turned
4 off. There was a water main break in the basement.
5 United Water was called to disconnect.

6 We recommend remaining on the demolition
7 list.

8 MR. STEWART: I make a motion that
9 182 Seminole Street remain on the demolition list.

10 MS. HOFMEISTER: Second.

11 CHAIRPERSON: Okay. Any discussion?
12 Hearing none, all in favor, say "aye".

13 BOARD MEMBERS: Aye.

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

16 53 Tregent --

17 MR. STEWART: Tregent.

18 MS. HOFMEISTER: Tregent.

19 CHAIRPERSON: -- Tregent needs to be brought
20 off the table. Is there a motion?

21 MR. TISEO: I'll make the motion.

22 CHAIRPERSON: Ben makes the motion. I
23 support. All in favor, say "aye".

24 BOARD MEMBERS: Aye.

25 CHAIRPERSON: Any opposed?

1 Hearing none, it's off the table.

2 Go ahead, Rick.

3 MR. BOLEK: 53 Tregent posted 11-7-13. This
4 structure had debris, unkempt, garage is falling down,
5 fence rotted, graffiti, interior trashed, copper
6 stripped. This had a change of ownership in -- in
7 April. The -- again, the owner here has some
8 structural engineering needed to get finished up, so
9 he's asking for postponement until the January Board of
10 Appeals meeting to get all those taken care of.

11 MR. TISEO: This is the same?

12 MR. BOLEK: Same guy, yeah.

13 MR. TISEO: I'll make a motion to postpone
14 until January.

15 MR. STEWART: I'll second it.

16 CHAIRPERSON: Okay. Any discussion?

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

18 BOARD MEMBERS: Aye.

19 CHAIRPERSON: Any opposed?

20 Hearing none, motion passes.

21 1030 East Walton needs to be brought off the
22 table. I would make a motion to bring it off the
23 table. Is there support?

24 MR. STEWART: I'll support it.

25 CHAIRPERSON: Okay. Kevin supports. Any --

1 all in favor, say "aye".

2 BOARD MEMBERS: Aye.

3 CHAIRPERSON: Any opposed?

4 Seeing none, motion passes.

5 Go ahead, Rick.

6 MR. BOLEK: 1030 East Walton Boulevard posted
7 11-6-13. This is a vacant structure that is -- parts
8 of the structure is in eminent danger of collapse,
9 unkempt, overgrown, debris, rotted structural members,
10 there's an -- that's a garage underneath that deck area
11 and that patio's falling into it.

12 MR. TISEO: Oh, my.

13 MR. BOLEK: The structure's all rotted.

14 CHAIRPERSON: I remember this one.

15 MR. TISEO: I don't remember.

16 CHAIRPERSON: Yeah, a lady, she -- yeah.

17 MR. BOLEK: We're recommending this remain on
18 the demolition list.

19 MR. STEWART: I just have a question, as far
20 as the City Building Officials. How soon, if we vote
21 to get this -- have this demolished will we get this --
22 something done on this? Because this house is getting
23 ready --

24 MR. KOLBE: This particular house is adjacent
25 to the Notre Dame's Academy.

1 MR. STEWART: Okay.

2 MR. KOLBE: The previous owner came in and
3 pulled the selective demolition permit to take the part
4 that's collapsing off of the house. She has since sold
5 it to the school. They plan to have it down by the end
6 of the year.

7 MR. STEWART: Okay. All right.

8 CHAIRPERSON: Cool.

9 MR. STEWART: Okay.

10 CHAIRPERSON: I remember this one.

11 MS. HOFMEISTER: I do, too.

12 MR. TISEO: Was there -- did we make a motion
13 on this?

14 CHAIRPERSON: No, we didn't.

15 MR. TISEO: I'll make a motion for
16 demolition.

17 MR. STEWART: I second it.

18 CHAIRPERSON: Any discussion?

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

20 BOARD MEMBERS: Aye.

21 CHAIRPERSON: Any opposed?

22 Hearing none, motion passes.

23 Okay. Last but not least.

24 MR. BOLEK: 607 Westbrook posted 11-7-13.

25 This is a fire-damaged, vacant, open-to-trespass house,

1 doors and windows are open, debris, overgrown, unkempt,
2 gas meter missing, electric service is turned off, all
3 metals have been stripped.

4 Recommend placement -- or remaining on the
5 demolition list. This is a very unsafe house.

6 CHAIRPERSON: Okay. Is there a motion, Ben?

7 MR. TISEO: Sure. I'll make a motion for
8 demolition.

9 MR. STEWART: And I'll second the motion.

10 CHAIRPERSON: Kevin seconds. Any discussion?

11 Hearing none, we'd like to make a vote. All
12 in favor, say "aye".

13 BOARD MEMBERS: Aye.

14 CHAIRPERSON: Any opposed?

15 Hearing none, motion passes.

16 Okay. Was there any old business or new
17 business?

18 MR. TISEO: Well, we have some -- did you
19 guys do the agenda? I apologize. I was about five
20 minutes late. Did you agree with the 2014 hearing
21 schedule; was that voted on? I noticed --

22 CHAIRPERSON: No, we didn't vote on that.
23 That's very good. We didn't also say that you got
24 here -- Ben arrived at about --

25 MR. TISEO: Five after.

1 CHAIRPERSON: -- five after 5:00, too. I was
2 going to say that and I forgot. Yeah. So you want to
3 make a motion on that?

4 MR. TISEO: I'll make a motion that we adopt
5 the 2014 schedule as proposed.

6 CHAIRPERSON: Okay. I support. Is there any
7 discussion?

8 Everybody -- okay. So we'll make a vote on
9 it. All in favor, say "aye".

10 BOARD MEMBERS: Aye.

11 CHAIRPERSON: Any opposed?

12 Hearing none, motion passes.

13 Okay. So --

14 MR. STEWART: Are we going to adjourn the
15 meeting?

16 MR. TISEO: Any other -- any other items?

17 CHAIRPERSON: Okay.

18 MR. TISEO: Public?

19 CHAIRPERSON: Motion to adjourn the meeting.
20 Support?

21 MR. STEWART: Support.

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

23 BOARD MEMBERS: Aye.

24 CHAIRPERSON: Okay.

25 (Meeting was concluded at 9:12 p.m.)

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I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (251) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460