

1 OTHERS PRESENT: (Continued)
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 2 Galina Vusaj
 Kevin Smith
 3 Enrique Sanchez
 Michael Napier
 4 Yohannes Bolds
 Larry Herron
 5 Jorge Medina and Estrella Preciado
 Ronnie Draper and Andre Sheppard
 6 Daniel Ati
 C.J. Felton
 7 Michael Dinardo
 Marty Horton

8
 REPORTED BY: Mona Storm, CSR# 4460

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1 Pontiac, Michigan

2 Wednesday, January 15, 2014

3 4:01 p.m.

4 HEARING OFFICER: Okay. We'll call today's
5 hearing to order. I'm George Hartman. I'll be the
6 hearing officer today. If we could do the pledge of
7 allegiance, please.

8 (Pledge of Allegiance recited by all.)

9 HEARING OFFICER: We will call cases as
10 people came in and signed in. When you're called,
11 please come to the podium, identify yourself. Identify
12 yourself as to whether you're the property owner or a
13 tenant or a neighbor, please.

14 Our first property 63 LeGrande.

15 MR. BOLEK: 63 LeGrande posted 1-3 of '14.
16 This property had permits pulled on July -- all the
17 permits are going to expire on 2-14. There's been no
18 inspections at this time. There was soffits missing,
19 rotted fascia, some windows been boarded, all windows
20 blocked from the inside.

21 We're recommending continued placement onto
22 the demolition list due to a lack of progress.

23 HEARING OFFICER: And your name, please.

24 MR. HOLSWORTH: My name is Luke Holsworth. I
25 own the house. I'm going to be moving into the house.

1 The last time I was here I was actually going to call
2 for my first inspection but I had a break-in, a little
3 bit of vandalism. I'm short of a furnace and a hot
4 water tank. But now that the snow and whatnot is over
5 with, we're back on track. We'll be calling for our
6 first initial inspection within the next week. But --
7 I mean, that's about it. We're more than back on
8 track.

9 HEARING OFFICER: Okay. Have -- when -- when
10 were you last out there?

11 MR. BOLEK: We -- we posted it -- we posted
12 it on the 3rd; that's the last time we've been there.
13 But nobody's been there to do any inspections or
14 anything.

15 HEARING OFFICER: Okay. But you had been
16 working on the house?

17 MR. HOLSWORTH: Oh, yeah, yeah. Everything's
18 ready to go other than whoever broke in tore out my PEX
19 piping. They basically went in the basement, grabbed
20 ahold of it and tore it down. I don't know if it was
21 for the copper fittings or what they take. And -- or
22 how they do things. But they took a lot of my piping,
23 my furnace and my hot water tank. So I was just set
24 back a little bit. But now we're back on -- you know,
25 we're back on track.

1 You guys understand. PEX is easy. Hot water
2 tank is very easy. It's very simple stuff, it's just
3 getting the house back secure, you know, it's boarding
4 the back door up again and putting a camera on the
5 house and things like that that slowed us down. But
6 we're right back on track.

7 HEARING OFFICER: What inspections do you
8 need?

9 MR. HOLSWORTH: All of them, I guess.

10 MR. BOLEK: All of them.

11 HEARING OFFICER: So what, plumbing,
12 electrical --

13 MR. BOLEK: Yeah.

14 HEARING OFFICER: -- mechanical?

15 MR. HOLSWORTH: Yeah, all of them.

16 MR. BOLEK: This is the fourth posting. This
17 started last year in March.

18 HEARING OFFICER: When did you buy this
19 house?

20 MR. HOLSWORTH: Last year in March. Yeah, I
21 bought it right in the middle of this whole mess. So
22 I'm just jumping in and learning as we go. I've been
23 learning everything from Patty here, you know, down at
24 the Building Department downstairs. So I've just been
25 going and learning, you know, as things progress. I

1 didn't even know it showed progress -- that I had to
2 have an inspection to show that -- you know what I
3 mean -- that I was progressing.

4 But now that I'm on track, I mean, if you
5 guys want to send it to the Board of Appeals so you
6 guys don't have to answer to your boss, I would show,
7 you know, no problem with that. Because I'll be done
8 within the next 30 days. My permits are good until --

9 HEARING OFFICER: Do you have to drywall and
10 insulate, too?

11 MR. HOLSWORTH: Yeah. All that was there,
12 actually. The electrical was there when I bought the
13 house. The plumbing was there other than someone stole
14 the faucets or took them when they moved. The furnace
15 was there. The hot water tank was missing and that was
16 it. When I talked to Tom and he said, "Well, if you
17 want it as nice as you're talking, you'd be better off
18 pulling full permits for everything, a total rehab, so
19 we don't nitpick you to death on the dollars and
20 cents."

21 So that's what I did and it kind of came back
22 to bite me, you know, because the electrical, it's
23 done, it's working great; that's how I've been working
24 there, you know. My heat right now is plugged into the
25 electricity. I've been running my Torpedos off of it.

1 So, I mean, the electrical is good. The
2 plumbing is good in one bathroom, other than the one
3 that's real bad vandalized, I have to put a -- they did
4 take the -- they took the vanity out of that because it
5 was brand new. So just, you know, stupid stuff like
6 that; just fighting the current.

7 HEARING OFFICER: Okay.

8 MR. HOLSWORTH: But like I said, I'll be done
9 by the 14th, inspections and, you know, ready to get my
10 certificate and move in. So if you guys don't want to
11 answer to your boss, you know, no pressure. If you
12 guys want to put it over to the Board of Appeals, you
13 won't see me anyways.

14 HEARING OFFICER: We'll send it on to the
15 Board of Appeals.

16 MR. KOLBE: Yeah. Just so you know, getting
17 a permit only puts you at the starting line.

18 HEARING OFFICER: Right.

19 MR. KOLBE: And unless you got an inspection,
20 rough inspection someplace, something, when it comes
21 back in three months, you're still sitting at the
22 starting line.

23 MR. HOLSWORTH: Yeah. We're learning this as
24 we go.

25 MR. KOLBE: Yeah. But I want everyone to

1 understand that the permit only means that you're on
2 the starting block.

3 MR. HOLSWORTH: Right. And I wish I
4 understood that six months ago; that would be awesome.

5 MR. KOLBE: Right. And I want to make sure
6 they get that so we don't have anybody in your position
7 saying, "I didn't know."

8 MR. HOLSWORTH: Yeah. Educate yourself off
9 my mistake because, yeah, I mean, I wish I knew that I
10 just had to call somebody, then, and come look at my
11 work. I'd be happy to show off my hard work before it
12 got destroyed the way it did so you guys would have
13 understood how heartbreaking and frickin deflating it
14 was for all my hard work.

15 MR. KOLBE: Exactly. Exactly. When it's
16 done, have it inspected and you would have --

17 MR. HOLSWORTH: Yeah. I was so close to just
18 having it all inspected. And I thought you guys would
19 just come in and say, "Oh, cool, it's all done" and
20 then leave and then I could move in. I didn't know
21 that I could close things up. So, you know, I call you
22 guys and bother you on a daily basis.

23 MR. KOLBE: When you're doing your
24 inspections, you'll have a rough inspection of your
25 trade, it would be electrical, mechanical and plumbing.

1 And then you'll have a rough building. Before
2 anything's closed up, insulation's put in, drywall's
3 put in, you have to have those rough inspections first.
4 Then you'll go with the final and building's last.

5 MR. HOLSWORTH: Yeah, I was going to file --
6 actually, I was going to ask for my first inspection to
7 be the first of next week. But the man I talked to --
8 I can't remember his name. The older fellow in the
9 back, director, he says, "Oh, it would probably be a
10 waste of time. They'll probably put you over to the
11 Board of Appeals anyways."

12 And I'm like, "Okay." But I'm pretty much
13 ready. You know, we're back to the point where we can
14 have somebody come and inspect the property.

15 HEARING OFFICER: Dan, when's the Board of
16 Appeals?

17 MR. KOLBE: When is it?

18 MR. HOLSWORTH: The 14th of February, right?

19 UNIDENTIFIED WOMAN: No, the 19th.

20 HEARING OFFICER: Or the 19th.

21 MR. KOLBE: The 19th of February, yes.

22 HEARING OFFICER: So would this make that --

23 MR. KOLBE: Yeah, if you send it on, it will
24 be the February.

25 HEARING OFFICER: And our next meeting is

1 April?

2 MR. KOLBE: April, correct, the second week,
3 second Wednesday in April.

4 MR. HOLSWORTH: I would appreciate the time.
5 If you guys have to do your job, you have to do your
6 job, you know.

7 HEARING OFFICER: Yeah.

8 MR. HOLSWORTH: But I'm not --

9 HEARING OFFICER: Right. But I'd send you to
10 the Board of Appeals if you don't seem to have a
11 problem with that but it's a shorter period of time.

12 MR. HOLSWORTH: Well, that's what he told me
13 to tell you because --

14 HEARING OFFICER: If you're confident that
15 you're going to be done, I would just as soon clear you
16 from my docket, put you over to the Board of Appeals,
17 you get your inspections --

18 MR. HOLSWORTH: Right.

19 HEARING OFFICER: -- you know, you're done
20 sooner than if you have to wait for me until April
21 so --

22 MR. HOLSWORTH: If you want to be a nice guy
23 and give me until April, cool. If you want to put me
24 to the Board of Appeals, it's all up to you guys.

25 HEARING OFFICER: Yeah.

1 MR. HOLSWORTH: I'll do whatever you want me
2 to do.

3 HEARING OFFICER: Well, it sounds --

4 MR. HOLSWORTH: At this point, it's jump how
5 high you tell me to jump.

6 HEARING OFFICER: Yeah.

7 MR. HOLSWORTH: And that's what I'm going to
8 do.

9 HEARING OFFICER: Well, it sounds like
10 you're -- over the next few weeks you're done here.

11 MR. HOLSWORTH: Yeah.

12 HEARING OFFICER: And as long as it's not
13 compromising you, I'm going to send you to the Board of
14 Appeals. That clears you out of here sooner. Because
15 otherwise you're going to get the notices again about
16 April and, you know, you'll have another three or four
17 months here of hanging on, wondering what's going on.

18 MR. HOLSWORTH: Right.

19 HEARING OFFICER: So I'm going to send you to
20 the Board of Appeals but it sounds like you'll be done
21 anyways so --

22 MR. HOLSWORTH: Yeah, yeah, I'm not worried
23 about it.

24 HEARING OFFICER: Okay. Very good.

25 MR. HOLSWORTH: Thank you.

1 HEARING OFFICER: Good luck.

2 MR. HOLSWORTH: All right.

3 HEARING OFFICER: Thank you.

4 Next one's 77 South Sanford.

5 MR. BOLEK: 77 South Sanford posted 1-2 of
6 '14. This property had permits pulled in February and
7 May of last year.

8 We're recommending that it be placed onto the
9 demolition list due to lack of progress. All the
10 permits at this point, what I have, will have expired.

11 HEARING OFFICER: Okay. And your name,
12 please.

13 MS. SHELTON: My name is Dawn Shelton.

14 HEARING OFFICER: Okay. And what is the
15 status? You applied for permits but they've expired.

16 MS. SHELTON: Well, from my understanding,
17 the people that were hired shared with me that they
18 went down to extend the permits. I extended the
19 building permit, the one that I could extend. In May
20 we had a death and then my husband had a stroke in
21 September. I just came down and got the name of the
22 people who were working on the house.

23 At that point, that was the last week, I
24 contacted each one of the contractors. All the things
25 that were in my power are done. The water, the -- all

1 of the electricity are up to date. And with the water,
2 there is -- I do have a payment plan on that one as
3 well as the tax. But everything that I knew what to do
4 is -- has been done.

5 And, again, the contractors stated that they
6 had come down. And I had asked a couple of them to
7 call for an inspection. So quite a bit has been done.

8 MR. BOLEK: The building permit had been
9 extended to April.

10 HEARING OFFICER: Okay. Your building permit
11 has been extended until April.

12 MS. SHELTON: Right.

13 HEARING OFFICER: Okay. Just to clarify
14 that.

15 MS. SHELTON: And I paid for the other
16 permits. The one, the mechanical, had a heart attack.
17 He was the only one I could not get in touch with last
18 week after I came down.

19 HEARING OFFICER: Okay.

20 MS. SHELTON: But -- but my understanding,
21 someone from his office was supposed to be coming down
22 today. I don't know. I didn't check to see. But we
23 have been working. And, again, the debris and all of
24 that have been, weekly, taken care of.

25 HEARING OFFICER: What condition is the

1 inside of the house in; is it drywalled, is it --

2 MS. SHELTON: It's drywall, yes.

3 HEARING OFFICER: And what needs to be done
4 yet inside?

5 MS. SHELTON: Again, my husband takes care of
6 that. The only thing I know is our furnace had to be
7 done and I cannot tell you what else. He was handling
8 all of that prior to the stroke.

9 HEARING OFFICER: Yeah. Do you know when the
10 work will be done?

11 MS. SHELTON: I know it should -- they're
12 working on it now, so it -- within -- I don't know if
13 it will be done by April but it would be done close,
14 hopefully, to it. We have two months left with the
15 danger zone of the stroke. And at that -- you know, I
16 have not hassled the husband to try to find out
17 anything right now. My -- he's my main priority. But
18 I have contacted the others, I just haven't been
19 following behind them.

20 HEARING OFFICER: Okay.

21 MR. BOLEK: This was the fifth posting. This
22 started in December of 2012.

23 MS. SHELTON: And there was a whole lot to be
24 done.

25 HEARING OFFICER: We've had a Property

1 Maintenance Inspection, right?

2 MR. BOLEK: I'm not seeing that they had a
3 Property Maintenance Inspection.

4 HEARING OFFICER: Did you have a Property
5 Maintenance Inspection or did you just apply for
6 building permits?

7 MS. SHELTON: Again, I'm sorry, I can't
8 answer that because he was handling that. I know it
9 was supposed to be done. He had shared that it was
10 going to be done. Now, as far as an inspection, I
11 don't know.

12 MR. BOLEK: Yes, there was a Property
13 Maintenance Inspection.

14 HEARING OFFICER: There was?

15 MR. BOLEK: But I don't have the results of
16 that in this.

17 HEARING OFFICER: Yeah. If -- if we send
18 onto the Board of Appeals, she's saying she won't have
19 the work done until sometime around April. She has a
20 valid building permit. I mean, it's not expired. So
21 hold this over until April?

22 MR. KOLBE: Okay. You could also tell her
23 that you want -- you expect to have rough -- all rough
24 inspections done by then --

25 HEARING OFFICER: Yeah.

1 MR. KOLBE: -- or you're going to send it on.

2 HEARING OFFICER: Yeah.

3 MR. KOLBE: You know.

4 HEARING OFFICER: Yeah.

5 Okay. I -- I don't want to send you to the
6 Board of Appeals yet.

7 MS. SHELTON: Thank you.

8 HEARING OFFICER: Sounds like you're making
9 progress and I don't want to complicate things for you.

10 MS. SHELTON: I appreciate that.

11 HEARING OFFICER: So we're going to hold this
12 over until our April meeting. But at that time I'd
13 like to see that you've had your inspections on your
14 building permit and that you're -- you have evidence of
15 progress here. And that's the only way I'll have
16 evidence is when I actually have reports that the
17 inspections were made and you passed your inspection.
18 Okay?

19 MS. SHELTON: Certainly.

20 HEARING OFFICER: So we'll hold you over
21 until April.

22 MS. SHELTON: Thank you very much.

23 HEARING OFFICER: Thank you.

24 HEARING OFFICER: Next property, 86 Blaine
25 Avenue.

1 MR. BOLEK: 86 Blaine posted 1-3 of '14.
2 There were no permits pulled on this structure. It was
3 boarded by the federal programs in 2012, appears to
4 have been rehabbed without any permits. The -- posted
5 with working without permits in March of '13 and then
6 four tickets issued against that. And still no permits
7 were ever pulled.

8 HEARING OFFICER: Okay. Your name, please.

9 MR. BOLEK: We're recommending demolition.

10 MS. MAYS: Danielle Mays. I'm actually just
11 a tenant and I'm glad that I came. My landlord has not
12 informed me of any of this. Honestly, I just need some
13 type of document stating what was just said to me so
14 that I could find a place to live as soon as possible
15 because -- yeah, that doesn't have anything to do with
16 me. I'm just ready to move and I actually am assisted
17 with the Detroit Housing Program so they would love
18 that information so that they could get me out of the
19 property as soon as possible.

20 HEARING OFFICER: Okay. I -- I think if you
21 want that information, it should be available but I
22 think you have to file a FOIA.

23 MR. KOLBE: Yeah.

24 HEARING OFFICER: A Freedom of Information
25 Request.

1 MS. MAYS: Okay.

2 HEARING OFFICER: But that -- the -- all
3 this --

4 MS. MAYS: It is possible?

5 HEARING OFFICER: -- information is public
6 knowledge, you just have to file a form and request it.

7 MS. MAYS: Okay. Where would I do that?

8 MR. BOLEK: Downstairs.

9 MR. KOLBE: Go to the Building Department.

10 MS. MAYS: Downstairs?

11 MR. KOLBE: The best is going to be to do it
12 tomorrow.

13 MS. MAYS: Okay.

14 MR. KOLBE: You can file it tonight but the
15 results of this isn't going to be available.

16 MS. MAYS: Okay. That's fine.

17 MR. KOLBE: Like, they can't just pull it.

18 MS. MAYS: Okay. So tomorrow would be a
19 better day?

20 MR. KOLBE: Yeah, come in tomorrow.

21 MS. MAYS: Okay. Thank you.

22 HEARING OFFICER: Thank you.

23 And seeing that the property owner is not
24 here, I'd move this on to the Board of Appeals.

25 636 LeBaron Avenue.

1 MR. BOLEK: 636 LeBaron Avenue posted 1-3 of
2 '14.

3 We are recommending that this be dismissed
4 and the Code Enforcement are going to take over the
5 issues with this property. So we're recommending
6 dismissal.

7 HEARING OFFICER: Your name, please.

8 MR. WILLIAMS: Kashka Williams.

9 HEARING OFFICER: And you're the property
10 owner?

11 MR. WILLIAMS: Yes, I am.

12 HEARING OFFICER: Okay. And what -- what's
13 the --

14 MR. BOLEK: The property was boarded and
15 vacant and now it's registered -- or now it's a rental.
16 He has registered it -- he's filed the paperwork but
17 he's not paid the fees yet.

18 MR. WILLIAMS: Actually, I paid them today.

19 MR. BOLEK: So the structure is a sound
20 structure. It just needs to --

21 HEARING OFFICER: You were here in December,
22 right?

23 MR. WILLIAMS: Correct.

24 HEARING OFFICER: Yeah. Okay. So we'll
25 dismiss.

1 MR. WILLIAMS: Thank you.

2 HEARING OFFICER: You're all set. Thank you.

3 106 Rutgers.

4 MR. BOLEK: 106 Rutgers posted 1-2 of '14.

5 This structure was open in the summers, debris, there

6 was a shed built without permits. A Property

7 Maintenance Inspection was pulled on 1-7 of '14.

8 Building and electrical permits are required.

9 We're recommending postponement until the

10 April Hearing Officer Meeting for this to be rehabbed.

11 HEARING OFFICER: Okay. Your name, please.

12 MS. SAYLOR: Debra Saylor. I'm one of the

13 owners.

14 HEARING OFFICER: Okay. And we understand

15 you pulled your Property Maintenance Inspection.

16 MS. SAYLOR: Yes.

17 HEARING OFFICER: And it's recommended that

18 we hold this over until our April meeting so that you

19 show progress.

20 MS. SAYLOR: Okay.

21 HEARING OFFICER: And what -- what permits

22 were required again?

23 MR. BOLEK: Building and electrical.

24 HEARING OFFICER: Building and electrical.

25 MS. SAYLOR: Okay. Not just the mechanical?

1 Is the mechanical the same thing?

2 HEARING OFFICER: Is mechanical required?

3 MR. BOLEK: It's not on my information here.

4 HEARING OFFICER: Were you told you needed a
5 mechanical?

6 MS. SAYLOR: No, I was just looking at a list
7 of them and I just wanted to go down the list and I
8 didn't know I had the other two have to be pulled. So
9 I just had the drywall one had to be pulled.

10 HEARING OFFICER: Okay.

11 MR. BOLEK: They're both here but I didn't
12 know if we had the results of the Property Maintenance.

13 MR. KOLBE: No, no.

14 MS. SAYLOR: So we just need electrical and
15 the plumbing ones pulled?

16 MR. BOLEK: Electrical and building.

17 HEARING OFFICER: Electrical and building.

18 MS. SAYLOR: Electrical and building?

19 HEARING OFFICER: Yeah.

20 MS. SAYLOR: Okay.

21 HEARING OFFICER: So I guess show some --

22 MS. SAYLOR: And this is going to get held
23 over until April now?

24 HEARING OFFICER: We'll hold this over until
25 April. Get your permits and show some progress. I

1 don't know how much work you have to do inside.

2 MS. SAYLOR: Yeah, we secured the door. We
3 removed the door that was kicked in. Somebody kicked
4 it in and we replaced that. And there was a couple
5 spots with the drywall. And we put those up ourselves.

6 HEARING OFFICER: Okay. Very good. We'll
7 hold over until April.

8 MS. SAYLOR: Okay. Thank you.

9 HEARING OFFICER: You're welcome. Good luck.

10 (Off the record discussion.)

11 HEARING OFFICER: Okay. 115 North Tasmania.

12 MR. BOLEK: 115 North Tasmania posted 9-26 of
13 '13. Building, plumbing and mechanical permits were
14 pulled in 2013. It was boarded by the federal
15 programs. They have been working there and rehabbing
16 the property and are complete and finalized out.

17 We're recommending dismissal.

18 HEARING OFFICER: Okay. Your name, please.

19 MS. ROBERTS: Angela Roberts.

20 HEARING OFFICER: Okay. And everything went
21 well?

22 MS. ROBERTS: Yep.

23 HEARING OFFICER: Good. I -- we're
24 dismissing this case, then.

25 MS. ROBERTS: All right.

1 HEARING OFFICER: You're all set.

2 MR. KOLBE: She's one of our success stories.

3 MR. BOLEK: One of our success stories.

4 HEARING OFFICER: Good luck to you. Thank
5 you.

6 UNIDENTIFIED MALE: All right. God bless all
7 you all.

8 HEARING OFFICER: 95 Marshall Street.

9 MR. BOLEK: Should be -- Number 7 should
10 be --

11 HEARING OFFICER: I'm at Number 7 so did I
12 skip?

13 MR. BOLEK: Nope. Where did we get --

14 HEARING OFFICER: Do you have two 7s?

15 MR. KOLBE: 7 is Marshall. Is that the one I
16 gave you?

17 MR. BOLEK: No, you gave me Tasmania.

18 HEARING OFFICER: 95 Marshall.

19 MR. BOLEK: 95 Marshall posted 1-2 of '14.

20 Building permits, plumbing, mechanical and electrical
21 permits were pulled. This property was boarded by the
22 federal programs. Siding has been removed, doors and
23 windows boarded up. The electric meter was off,
24 unkempt, brush, holes in the garage siding, soffit
25 material is falling off the house. A Property

1 Maintenance Inspection has been pulled.

2 We're recommending postponement until the
3 April Hearing Officer Meeting.

4 HEARING OFFICER: Okay. Your name, sir?

5 MR. COHEN: Jermaine Cohen.

6 HEARING OFFICER: Okay. And are you --

7 MR. COHEN: The owner.

8 HEARING OFFICER: This will be held over
9 until April. Do you expect that you'll have things
10 complete by then?

11 MR. COHEN: I hope so. I been working on it
12 so -- you know what I'm saying? Right now -- or two
13 weeks from now, I'm going to have another inspection
14 so --

15 HEARING OFFICER: Okay.

16 MR. COHEN: I don't know if that's the rough
17 inspection. He had came and told me some of the stuff
18 I had to finish off.

19 HEARING OFFICER: Okay.

20 MR. COHEN: That's what I'm doing now.

21 HEARING OFFICER: We will hold this over
22 until our April meeting and, hopefully, by that time
23 you're complete.

24 MR. COHEN: Okay.

25 HEARING OFFICER: Good luck.

1 MR. COHEN: All right.

2 HEARING OFFICER: Thank you.

3 MR. COHEN: Thanks a lot.

4 HEARING OFFICER: 15 North Tasmania.

5 MR. BOLEK: 15 North Tasmania posted 1-2 of
6 '14. This property is vacant, the garage is
7 collapsing, there's debris, it was overgrown, unkempt.

8 We're recommending demolition.

9 HEARING OFFICER: Okay. Your name, sir.

10 MR. NORTHERN: Mark Northern.

11 HEARING OFFICER: And you're the property
12 owner?

13 MR. NORTHERN: I'm buying the property. I
14 know the garage is collapsing in. But other than that,
15 the property is not that bad.

16 MR. BOLEK: What was your name?

17 MR. NORTHERN: Mark Northern. I'm taking it
18 from George. I'm buying it off of George Williams.

19 HEARING OFFICER: And when -- are you buying
20 this on a land contract or --

21 MR. NORTHERN: Cash out. I'm just going cash
22 out on it.

23 HEARING OFFICER: And when do you assume full
24 ownership of this or do you have title already?

25 MR. NORTHERN: No, he have the title still.

1 But I'm purchasing the house from him.

2 HEARING OFFICER: When will the title go in
3 your name?

4 MR. NORTHERN: Sometime next month it should
5 be in my name.

6 HEARING OFFICER: And are you the one that
7 paid for the Property Maintenance Inspection?

8 MR. BOLEK: There's been no inspections.

9 HEARING OFFICER: Oh, there hasn't been one.

10 MR. BOLEK: No, there's nothing on this one.

11 HEARING OFFICER: Okay. And are you planning
12 on pulling a Property Maintenance Inspection and doing
13 work before you actually own this house?

14 MR. NORTHERN: Yes.

15 MR. KOLBE: No. Because he doesn't own the
16 house, he can't pull a permit. And he can't do the
17 work without a permit. It's a Catch-22.

18 You can't do -- I don't know what work you're
19 doing to the house but you can't do the work to the
20 house without a permit.

21 MR. NORTHERN: Okay. I understand.

22 MR. KOLBE: And you can't pull a permit if
23 you're not the property owner.

24 MR. NORTHERN: What if I said next month I'll
25 be the property owner and I could pull the permits?

1 HEARING OFFICER: When you have title, yes.

2 MR. NORTHERN: Yes, exactly.

3 HEARING OFFICER: What --

4 MR. BOLEK: This came in as numerous
5 complaints from neighbors about all summer long it sat
6 there as unkempt, it was overgrown, weeds were shoulder
7 high, the garage is collapsing.

8 MR. NORTHERN: The grass is cut.

9 MR. BOLEK: Once we started making some
10 progress in the enforcement side of it, it went from
11 another owner to this George Williams and now to this
12 all in about a month and a half. So it's just kind of
13 getting kicked around.

14 Somebody -- yes, he's right, somebody has
15 gone and cut some of the grass. I'm not sure who did
16 it. It's hard to tell now.

17 HEARING OFFICER: Is that something you did?

18 MR. NORTHERN: The grass is cut, yeah.

19 MR. BOLEK: But that's -- that's about all
20 that's been done. Inside the house, I don't know what
21 the inside of the house looks like. It is -- it was
22 secured. But it's -- it's --

23 HEARING OFFICER: You don't know what date
24 you'll have title to the property?

25 MR. NORTHERN: Not exactly. It would be -- I

1 know it would be next month, sometime next month.
2 Probably the middle of next month, somewhere around
3 there.

4 HEARING OFFICER: And the Board of Appeals is
5 what date?

6 MR. KOLBE: The 19th.

7 HEARING OFFICER: Will you have title before
8 the 19th?

9 MR. NORTHERN: Yeah, I should. I should.

10 HEARING OFFICER: You know, we're kind of in
11 a tough position because you're not the property owner.

12 MR. NORTHERN: Exactly.

13 HEARING OFFICER: The property owner's not
14 here to speak on the property and I hate to put you in
15 a bad position. If you're buying the house --

16 MR. NORTHERN: Yeah.

17 HEARING OFFICER: -- and willing to go in and
18 fix it up and improve the property, you know --

19 MR. NORTHERN: Yeah.

20 HEARING OFFICER: -- I don't want to make
21 things difficult for you. But that being said, I
22 can't -- I can't work without you being the property
23 owner.

24 MR. NORTHERN: Exactly. I got you.

25 HEARING OFFICER: You know. So I -- if --

1 MR. BOLEK: If it gets to the Board of
2 Appeals --

3 HEARING OFFICER: Appeals.

4 MR. BOLEK: -- and it doesn't take a lot of
5 work, he could have it rehabbed before and the Board of
6 Appeals could give him one extension and he'd have it
7 done before it came back.

8 MR. NORTHERN: Yeah.

9 HEARING OFFICER: Do you know how much work
10 needs to be done inside?

11 MR. NORTHERN: There's some drywall repairs
12 and a pipe busted and the house been sitting. It's
13 basically drywall repairs. It's got a furnace, hot
14 water tank's in there.

15 HEARING OFFICER: So a little cleaning, a
16 little painting?

17 MR. NORTHERN: The gas is on, everything's on
18 in there. You know, I'm trying to work.

19 HEARING OFFICER: Yeah.

20 MR. KOLBE: Also, to keep Mr. Williams out of
21 trouble, any property that's substandard, anything
22 coming to this Board would be classified as must have a
23 notarized Affidavit from the buyer stating that they
24 understand that it's a substandard property. Without
25 that, the sale is illegal and he's in a world of

1 trouble.

2 So make sure that, you know, in the closing
3 packet, you've given a letter, notarized, that you
4 understand that this property is substandard and it's
5 gone to the Hearing Officer.

6 MR. NORTHERN: Exactly.

7 HEARING OFFICER: How long do you think it
8 would take you to clean up the inside and the outside
9 of the house?

10 MR. BOLEK: One of the biggest things is the
11 garage needs to come down. It's already -- if you've
12 looked at the pictures, the garage is in very, very bad
13 shape.

14 MR. NORTHERN: Yeah, he told me about the
15 garage when I was buying the house. He said he was
16 going to help me get it demolished down. So we're
17 working to get -- trying to get it right.

18 HEARING OFFICER: Yeah. I mean, from --
19 other than painting and touchup, is there -- I mean,
20 from the outside it doesn't look -- some siding issues
21 and things.

22 MR. NORTHERN: The house is a nice house.

23 MR. BOLEK: I haven't been inside. I don't
24 know what it looks like.

25 MR. NORTHERN: Just the inside needs a little

1 work; that's it. The outside, there's nothing wrong
2 with the outside.

3 MR. BOLEK: We would need a Property
4 Maintenance Inspection first.

5 MR. KOLBE: I would send it on. You could
6 always get the Property Maintenance Inspection and send
7 it to the Board of Appeals.

8 HEARING OFFICER: Yeah.

9 MR. KOLBE: Without the owner here --

10 HEARING OFFICER: The difficult part is
11 you're not the owner so what I'm going to do is
12 recommend that this move on to the Board of Appeals,
13 which would be February 19th.

14 Now, hopefully, by that time you've got title
15 to the property. And if you could show up at the Board
16 of Appeals with your -- at least having applied for
17 your Property Maintenance Inspection --

18 MR. NORTHERN: Okay.

19 HEARING OFFICER: -- that would show good
20 faith to the Board of Appeals. And I'm sure, at that
21 point in time, especially if the garage was down,
22 you're -- you'll get an extension when you explain that
23 you're the new property owner, you just received title
24 and so forth. And that would give you enough time to
25 get into some good weather to fix the inside of the

1 house.

2 MR. NORTHERN: Sure.

3 HEARING OFFICER: And finish cleaning up the
4 outside.

5 MR. NORTHERN: Okay.

6 HEARING OFFICER: Okay.

7 MR. NORTHERN: All right. Thank you.

8 HEARING OFFICER: All right. Thank you.

9 Good luck.

10 MR. NORTHERN: Yeah.

11 HEARING OFFICER: 404 Osmun Street.

12 MR. BOLEK: 404 Osmun Street posted 1-2 of
13 '14. This is a -- a unit that siding is falling off,
14 there was work going on without permits. It was
15 converted from a single family to a duplex with no
16 permits.

17 We're recommending demolition.

18 HEARING OFFICER: Okay. Your name, please.

19 MR. STACEY: My name's Aaron Stacey.

20 HEARING OFFICER: And you're the property
21 owner?

22 MR. STACEY: Yes, I am.

23 HEARING OFFICER: Okay. And what -- what
24 work have you done on this property and what's your
25 intent?

1 MR. STACEY: When I bought the house, which
2 was about two months ago, a month and a half ago, a lot
3 of work had been already done. So it's in pretty good
4 shape inside. But like I say, the outside is -- is --
5 the siding's coming off. And it's been so cold, I
6 won't be able to fix it right now until the weather get
7 a little better; so that's what I was kind of waiting
8 on. But the inside mostly has been already done.

9 HEARING OFFICER: Have you had inspections on
10 the inside?

11 Were there permits?

12 MR. BOLEK: No permits obtained, nothing.

13 MR. KOLBE: He's going to need a Property
14 Maintenance Inspection is his first step.

15 HEARING OFFICER: So there's been no Property
16 Maintenance Inspection?

17 MR. KOLBE: No.

18 MR. BOLEK: This is when he needs to apply
19 for a Property Maintenance Inspection.

20 HEARING OFFICER: Is this going to be a
21 rental property?

22 MR. STACEY: Pardon?

23 HEARING OFFICER: Will you rent this out?

24 MR. STACEY: Oh, yes, I will.

25 HEARING OFFICER: So what we need is a

1 rental --

2 MR. KOLBE: No, he needs a Property
3 Maintenance Inspection. When he goes to register it as
4 a rental, we'll be able to use the Property Maintenance
5 Inspection against the rental inspection. But he will
6 need a Property Maintenance Inspection is what he's
7 going to require.

8 HEARING OFFICER: Okay. Are you familiar
9 with the Property Maintenance Inspection requirement?

10 MR. STACEY: Not really.

11 HEARING OFFICER: Okay.

12 MR. STACEY: But whatever it takes, I'll get
13 it, because I like -- I kind of like the property and
14 whatever need to be done.

15 MR. KOLBE: It's \$200.

16 HEARING OFFICER: Okay. You go to the
17 Building Department, apply for a Property Maintenance
18 Inspection. The fee is \$200. And the Building
19 Department will schedule a time to come out and inspect
20 the home. And at that point in time, they will give
21 you a list of any deficiencies or any permits that are
22 required to finish out the work on the house. Okay?

23 MR. STACEY: Okay. Now, where do I go?

24 HEARING OFFICER: The Building Department
25 right downstairs.

1 MR. STACEY: Oh. Downstairs?

2 MR. BOLEK: Yeah.

3 MR. STACEY: Okay. No problem.

4 HEARING OFFICER: And is that -- the \$200 is
5 okay; that's not an issue?

6 Okay.

7 MR. STACEY: Pardon?

8 UNIDENTIFIED WOMAN: He said can you pay the
9 \$200; are you going to have a problem paying the \$200?

10 MR. STACEY: No, I'm not going to have any
11 problems. I might borrow it from you.

12 MR. KOLBE: Typically, the Property
13 Maintenance Inspections -- this goes for him and all of
14 them -- are usually to be gotten within seven days of
15 today.

16 MR. STACEY: No, I don't have no problem with
17 that.

18 HEARING OFFICER: Okay. So do we want to
19 hold this over or maybe -- until he gets a Property
20 Maintenance Inspection?

21 UNIDENTIFIED WOMAN: He said can it be done
22 tomorrow?

23 MR. KOLBE: Yes, it can.

24 UNIDENTIFIED WOMAN: Okay.

25 MR. KOLBE: Yes. The Building Department is

1 open from 8:00 to 5:00. However, the Treasurer's
2 office doesn't open until 8:30. So if you come before
3 8:30, you're going to have to wait for them to open.
4 The Treasurer's office also closes at 4:30. If you're
5 looking to get any type of permits pulled, you're going
6 to have to come in early enough for us to get your
7 paperwork together to get you down to the clerk's
8 office by 4:30 or you've kind of wasted the trip in
9 person for doing this.

10 MR. STACEY: I'll try to get in by 10:00 or
11 10:30.

12 MR. KOLBE: Basically I'm saying that for
13 everyone's information. But, you know, the Building
14 Department is open from 8:00 until 5:00.

15 MR. STACEY: Okay. Thank you.

16 MR. BOLEK: If the Property Maintenance
17 Inspection is not pulled within seven days, then it
18 gets carried over. If he gets it within seven days --

19 HEARING OFFICER: Then it will stay here.

20 MR. BOLEK: -- then it will stay here.

21 HEARING OFFICER: So what we're going to do
22 is give you seven days to apply for your Property
23 Maintenance Inspection.

24 MR. STACEY: Okay.

25 HEARING OFFICER: And assuming you do that,

1 this will hold over until our April meeting. Okay?

2 MR. STACEY: Okay.

3 HEARING OFFICER: So that gives you time to
4 start making your repairs and pull any other permits
5 that you need.

6 MR. STACEY: Okay.

7 HEARING OFFICER: If you don't apply for your
8 Property Maintenance Inspection within seven days, this
9 would automatically done go on to the Board of Appeals
10 in February. February 19th. Okay?

11 MR. STACEY: See, I'll have no problem with
12 that. I'll do that tomorrow for sure.

13 HEARING OFFICER: Okay. Very good.

14 MR. STACEY: Thank you.

15 HEARING OFFICER: All right. Thank you.

16 69 Putnam.

17 MR. BOLEK: 69 Putnam posted 9-25 of '13.
18 Building, plumbing, mechanical and electrical permits
19 have been pulled. This property had windows that were
20 open to trespass, porch was falling, aluminum siding
21 being stripped, debris. Windows were all blocked from
22 the inside. A Property Maintenance Inspection was
23 conducted earlier last year.

24 We are recommending postponement until the
25 April Hearing Officer Meeting for this to progress.

1 HEARING OFFICER: Okay. Your name, please.

2 MR. GAYTAN: My name's Erik and I'm the son
3 of the owner.

4 HEARING OFFICER: Okay.

5 MR. GAYTAN: We've replaced some of the
6 windows that were broken. But some of them are still
7 kind of broken.

8 HEARING OFFICER: Okay. Well, what the
9 Building Department is recommending --

10 MR. GAYTAN: Wait. What was that?

11 HEARING OFFICER: I'm sorry. The Building
12 Department is recommending that we hold this over until
13 the April meeting. That gives you another three months
14 here to finish up your work and get your inspections.

15 Are there any permits that need to be pulled
16 that haven't?

17 MR. KOLBE: No, he's pulled all his permits.
18 His building permit will expire in April so you'd
19 better have some inspections done and things moving
20 along or they'll be very reluctant to extend it until
21 after the meeting, if it's going to the Board of
22 Appeals or whatever.

23 So again, as I said, those inspections are
24 mile markers. It lets us know that you're progressing.
25 Without them, you're just sitting there at the starting

1 line, floundering.

2 HEARING OFFICER: So is that --

3 MR. GAYTAN: Yeah, that's fine.

4 HEARING OFFICER: Do you understand?

5 MR. GAYTAN: Yeah.

6 HEARING OFFICER: Okay. So we'll hold this
7 over until our April meeting. Okay?

8 MR. GAYTAN: Okay. Thank you.

9 HEARING OFFICER: Thank you.

10 1560 Joslyn Avenue.

11 MR. BOLEK: 1560 Joslyn posted 1-2 of '14.

12 This house was -- needed a total rehab. There was a
13 Property Maintenance Inspection pulled on 3-13. All
14 permits were needed. It was posted with a stop work
15 order for working without permits. He finally started
16 obtaining those.

17 We're recommending postponement until the
18 April meeting if all the permits -- if the electrical
19 permit gets pulled by January 25th. All the other
20 permits have been pulled.

21 HEARING OFFICER: Okay. Your name, please.

22 MR. KIMMERER: Aaron Kimmerer.

23 HEARING OFFICER: And you're the property
24 owner?

25 MR. KIMMERER: Yeah. Electrical permit was

1 pulled yesterday.

2 MR. BOLEK: Was it? Okay.

3 MR. KIMMERER: All of them; mechanical,
4 plumbing and electrical yesterday. And --

5 HEARING OFFICER: Okay. So we'll hold this
6 over, then, until our April meeting. What's your time
7 schedule here on finishing?

8 MR. KIMMERER: I should be finished by then.
9 I plan to finish next month.

10 MR. BOLEK: Cool.

11 HEARING OFFICER: Okay. Good.

12 MR. KIMMERER: Yeah.

13 HEARING OFFICER: So if everything's done,
14 you'll have your inspections and we'll dismiss in April
15 if you're all set.

16 MR. KIMMERER: Okay. Thank you.

17 HEARING OFFICER: Thank you.

18 413 North Perry.

19 MR. BOLEK: 413 North Perry posted 1-2 of
20 '14. This structure had issues with squatters. The
21 owner had to proceed with the process of getting them
22 evicted so that the law enforcement could get them out
23 of the house. We had numerous complaints all summer
24 long. There's debris, overgrown, the electric is off,
25 the interior of the house is an absolute disaster.

1 We're recommending demolition of this
2 structure.

3 HEARING OFFICER: And your name, please.

4 MR. LAPERRIERE: Eric Laperriere.

5 HEARING OFFICER: Okay.

6 MR. LAPERRIERE: As a matter of fact, I had
7 spoke to Dan yesterday. I have secured it -- when I
8 came to the last meeting, I secured it, it's all taken
9 care of there. As I mentioned today and yesterday that
10 basically I've already got some fumigation done in
11 there. You've got the pictures, you could understand
12 why I wouldn't want to go in there without fumigation.

13 At Dan's request, I came to pull a Property
14 Maintenance today. Unfortunately, I didn't realize you
15 guys only took cash or check so I've got the thing here
16 so I'm going to be pulling that tomorrow morning.

17 The intent is to basically get it all cleaned
18 up, get it painted, have you guys come in and tell me
19 if there's anything else and then throw it on the
20 rental market again.

21 HEARING OFFICER: How long do you think it's
22 going to take you to get this fixed up?

23 MR. LAPERRIERE: It's only going to take --
24 you know, I mean, I've got to go in and clean it out.
25 And then, as far as from what I've seen in there, other

1 than I think I'm going to throw the appliances out
2 because I really wouldn't want to cook on those, it's
3 going to need to be cleaned and a coat of paint. So it
4 all depends on the weather and --

5 MR. BOLEK: It may need more than that. It's
6 hard to tell.

7 MR. LAPERRIERE: And, like I said --

8 MR. BOLEK: We weren't able to get very far
9 in. The smell was so bad, I couldn't make it.

10 MR. LAPERRIERE: That's what I mean; you
11 spend limited time in there, trust me.

12 HEARING OFFICER: Yeah. I think what we're
13 going to do is we'll move this to the Board of Appeals.

14 MR. LAPERRIERE: Okay.

15 HEARING OFFICER: Which is February 19th.

16 MR. LAPERRIERE: Okay.

17 HEARING OFFICER: But it sounds like before
18 then you'll at least have your Property Maintenance
19 Inspection.

20 MR. LAPERRIERE: Correct.

21 HEARING OFFICER: And what other work you
22 need to do.

23 MR. LAPERRIERE: Like I said, I would have
24 had this today but I didn't realize you didn't take --

25 HEARING OFFICER: Yeah.

1 MR. LAPERRIERE: -- you know --

2 HEARING OFFICER: So when you show up at the
3 Board of Appeals, you'll have the results from the
4 Property Maintenance and hopefully by that time pull
5 all permits that are needed and the Board of Appeals
6 will hopefully give you some time to finish your work.

7 MR. LAPERRIERE: So again, basically, I'm
8 going to pull my Property Maintenance tomorrow, you
9 guys are going to come out, tell me if and what I need
10 and then bring that information to the Board of
11 Appeals, either saying everything's done or here's my
12 permits and I'm --

13 HEARING OFFICER: That's correct.

14 MR. LAPERRIERE: -- progressing or whatever?

15 HEARING OFFICER: That's correct.

16 MR. KOLBE: Property Maintenance Inspection,
17 a building inspector comes out to your site and will
18 basically go through the house and tell you what is
19 going to be needed to reoccupy the house and, of those
20 items, what's going to require a permit.

21 MR. LAPERRIERE: Okay.

22 MR. KOLBE: Then you have, basically, ten
23 days to pull your permits and progress on with your
24 work.

25 MR. LAPERRIERE: Just one other question.

1 Now, will they notify me for the
2 February 19th?

3 HEARING OFFICER: Yes.

4 MR. LAPERRIERE: Because --

5 MR. KOLBE: Correct.

6 MR. LAPERRIERE: And I mentioned this to Dan
7 yesterday. The paperwork I got for this meeting,
8 because I called to find out where the meeting was,
9 there was a screw up.

10 And you gave me the right date. So I just --
11 can you give me what time?

12 MR. KOLBE: The Board of Appeals meetings are
13 at 5:00.

14 MR. LAPERRIERE: And would that be here as
15 well?

16 MR. KOLBE: Correct.

17 MR. LAPERRIERE: All right.

18 MR. KOLBE: And when you come in to pay for
19 that, stop at the Building Department and we will
20 schedule that inspection.

21 MR. LAPERRIERE: All right.

22 MR. KOLBE: I know you kind of didn't know
23 exactly when your fumigation was going to allow you to
24 get in.

25 MR. LAPERRIERE: Right.

1 MR. KOLBE: But we'll get a tentative date on
2 that so we don't have an "Oops".

3 MR. LAPERRIERE: And you said the Treasurer
4 was 8:30 to 4:30?

5 MR. KOLBE: Correct.

6 MR. LAPERRIERE: All right. Great. Am I all
7 set?

8 MR. BOLEK: Yep.

9 MR. LAPERRIERE: Thank you.

10 HEARING OFFICER: Thank you.

11 526 Whittermore Street.

12 MR. KOLBE: No, I have Moreland.

13 HEARING OFFICER: Excuse me.

14 MR. BOLEK: Moreland, it should be.

15 HEARING OFFICER: Whittermore.

16 MR. BOLEK: Moreland, 80. What number are
17 you on?

18 HEARING OFFICER: 14. Did I skip one?

19 MR. BOLEK: Yep.

20 MR. KOLBE: Yeah.

21 MR. LAPERRIERE: I skipped Number 13.

22 MR. BOLEK: We skipped 13.

23 HEARING OFFICER: Oh, I'm sorry.

24 80 Moreland. I apologize.

25 MR. BOLEK: 80 Moreland posted 1-2 of '14. A

1 building permit was pulled on 10-28 of '13. This
2 property had been siding was missing, soffits and
3 fascia were rotted, debris, brush, unkempt, windows
4 boarded, no gas meter. Currently there's new siding's
5 been installed, windows have been installed, gas meter
6 installed. A Property Maintenance Inspection pulled on
7 October 8th. A building plumbing and electrical
8 permits were needed.

9 We're recommending, at this point,
10 postponement until the April Hearing Officer Meeting,
11 provided that the electrical permit gets pulled within
12 ten days.

13 MR. KOLBE: Electrical and plumbing.

14 MR. BOLEK: And --

15 MR. KOLBE: There's two permits.

16 MR. BOLEK: Yes, electrical and plumbing.

17 HEARING OFFICER: Okay. Your name, sir.

18 MR. TODD: Hi. Lee Todd, owner.

19 HEARING OFFICER: Okay. And we need two
20 permits; electric and plumbing.

21 MR. TODD: Yeah. Actually, I think we need
22 three. I think we need mechanical as well.

23 HEARING OFFICER: Okay. And when will those
24 be pulled?

25 MR. TODD: Within the week. The guy -- all

1 three companies have been engaged. They were engaged
2 several weeks ago. My plumber, electrician and
3 mechanical guys have just been swamped because of the
4 recent weather. We had hoped originally to have it
5 done today. The building portion is done. We'll call
6 for a building inspection next week. As Rick said, all
7 the exterior is done. The interior is done, building
8 wise. So it's just minor plumbing, heating,
9 electrical. And we'll get those -- I talked to all
10 three of the contractors today and they'll be in within
11 the next week to get the permits pulled and do their
12 work.

13 HEARING OFFICER: Okay.

14 MR. TODD: So we should be done quickly.

15 HEARING OFFICER: Good. We'll hold this
16 over, then, until April.

17 MR. TODD: Good. Thanks.

18 MR. KOLBE: I was going to say, provided that
19 the permits are pulled within ten days?

20 HEARING OFFICER: Yes.

21 MR. KOLBE: Okay.

22 MR. TODD: That's fine.

23 MR. BOLEK: He's got the next one, too.

24 MR. TODD: Okay.

25 HEARING OFFICER: 526 Whittermore Street.

1 MR. BOLEK: 526 Whittermore posted 1-2 of
2 '14. This one is open to tres -- this structure's open
3 to trespass in the side windows. Siding, soffits and
4 fascia coming off. All the metal's been stripped from
5 the inside, brush and tree limbs, gas meter's locked
6 out, electric locked out.

7 We're recommending demolition.

8 HEARING OFFICER: Okay. Your name again,
9 sir.

10 MR. TODD: Lee Todd, owner.

11 HEARING OFFICER: Thank you. And the status
12 of your work?

13 MR. TODD: Haven't started yet. We -- this
14 is the first posting, just got the notice. I sent the
15 guys over. We check all of our vacant properties about
16 twice a week to make sure they're secure. Somebody got
17 in this one. We secured it the day I -- whatever day
18 it was that I got the notice for this hearing. So it
19 is back secured again.

20 We had 28 properties to do. We're down to
21 about five. This was one of the last five. The same
22 guys that are finishing Moreland right now will be
23 moving over to that one so we'll get -- I know the
24 routine. We'll get the Property Maintenance Inspection
25 pulled next week, we'll get permits pulled and we'll

1 get started on that one, too.

2 HEARING OFFICER: Okay. So we'll --

3 MR. TODD: But it is secure.

4 HEARING OFFICER: Yeah. So seven days to
5 pull the Property Maintenance Inspection.

6 MR. TODD: That's fine.

7 HEARING OFFICER: Okay. Very good.

8 MR. TODD: Thank you.

9 HEARING OFFICER: Thank you, sir.

10 390 West Hopkins.

11 MR. BOLEK: 390 West Hopkins posted 1-2 of
12 '14. This is a large multi-family unit. The interior
13 was damaged by fire and then damaged by vandals. It
14 has been recently purchased and the owner -- new owners
15 are working on permits and plans to rehab the property.

16 So we're recommending postponement until
17 April, due to the size of this project.

18 HEARING OFFICER: Okay. Your name, sir.

19 MR. McCOUBREY: Dan McCoubrey, agent for the
20 owner.

21 HEARING OFFICER: Okay. And status, please.

22 MR. McCOUBREY: Basically, we're working with
23 Alexander Bogaerts out of Bloomfield Hills to get both
24 your architectural services as well as structural
25 engineering report and mechanical engineering reports

1 as specified in the PMI.

2 HEARING OFFICER: Okay.

3 MR. McCOUBREY: So that should --

4 HEARING OFFICER: Hold over?

5 MR. BOLEK: (Nods head.)

6 HEARING OFFICER: We'll hold this over, then,
7 until April, give you some time to progress.

8 MR. McCOUBREY: Excellent. Thank you.

9 HEARING OFFICER: Thank you.

10 180 Pike Street, West Pike.

11 MR. BOLEK: 180 West Pike Street posted 1-2
12 of '14. This property was boarded by the federal
13 programs. There was rotting in the roof, steps were
14 crumbling, debris, unkempt, working without permits.
15 The permits now have been pulled and the permits expire
16 6-1 of '14.

17 So we're recommending postponement until the
18 April hearing to complete this project.

19 HEARING OFFICER: Okay. Your name, sir.

20 MR. NIXON: Rick Nixon.

21 HEARING OFFICER: And you're the property
22 owner?

23 MR. NIXON: Yes, I am.

24 HEARING OFFICER: Okay. And what is your
25 status here on this?

1 MR. NIXON: We had an extensive tear-out of
2 the interior. I'm doing everything right down to the
3 stud. It's a 3,200-square-foot building so it's going
4 a little slower than I had originally hoped.

5 I had Mike Wilson out to look at some
6 structural concerns I had and now I'm ready to proceed
7 with an updated building plan. I will be updating
8 the -- the building permit to reflect the new scope of
9 work. But it's a big program, big project. That's
10 about --

11 HEARING OFFICER: Okay.

12 MR. NIXON: That's about it.

13 HEARING OFFICER: And we'll hold this over,
14 then, until our April meeting.

15 MR. NIXON: Okay. Thank you.

16 HEARING OFFICER: Good luck. Thank you.

17 126 Marquette.

18 MR. BOLEK: 126 Marquette posted 1-3 of '14.
19 This is another success.

20 We're recommending dismissal as this has been
21 completed and finalized out.

22 MR. LEE: All right. Yeah. Thank you, then.
23 Yeah, this is the first home that we ever bought. It's
24 a City foreclosure. And, like, we don't even know
25 anything about it, you know, until we buy it. I've

1 been doing foreclosure work for the bank for ten years,
2 you know. But, like, this is the first one that I ever
3 bought from the City so it's a challenge, you know.

4 HEARING OFFICER: Okay. Could we get your
5 name for the record, sir.

6 MR. LEE: Oh. My name is Lapet Lee and I am
7 the brother of the owner.

8 HEARING OFFICER: Okay.

9 MR. LEE: Yeah.

10 HEARING OFFICER: Very good. Since
11 everything's complete, we'll close your case.

12 MR. LEE: Okay.

13 HEARING OFFICER: Thank you.

14 MR. LEE: All right.

15 HEARING OFFICER: Good luck.

16 MR. LEE: Thank you.

17 HEARING OFFICER: 63 Ellwood.

18 MR. BOLEK: 63 Ellwood posted 11-2 of '14.

19 There was a building permit pulled on 9-25 of '13.

20 This structure was boarded by the federal programs.

21 The roofing was dilapidated, it was unkempt. There was
22 holes in the garage roof, debris. A Property

23 Maintenance Inspection was pulled on 9-24 of '13. All

24 permits were needed, a total rehab. The building

25 permit is all that has been pulled at this time.

1 We're recommending placement onto the
2 demolition list.

3 HEARING OFFICER: Okay. Your name, sir.

4 MR. WOODWARD: My name is Don Woodward. I
5 act as an agent for Grace Gospel Fellowship. I'm also
6 a City Councilman for District Two and Chairman of the
7 Community Development Committee.

8 Okay. With -- the last time I was here, you
9 know, I tried to explain to you guys how we do this.
10 And then we went ahead and got the Property Maintenance
11 Inspection and pulled the building permit so we could
12 go inside and clean the house all out.

13 As I told you guys, we rehab these houses, it
14 takes about \$30,000. What we do is groups and
15 organizations will adopt a place and be done. We're
16 not going to be able to get anything done before April
17 when the weather gets decent. We got it cleaned out,
18 got it secured, keep the yard mowed.

19 You know, I had talked to Dan earlier, he
20 said, "Well, get the electrical permit and stuff like
21 that." So, you know, we'll gladly do that. Otherwise,
22 you know, we're just not going to be able to do these
23 houses anymore. We got such a disconnect between
24 Oakland County, Andy Meisner and here.

25 You guys got to decide, do you want to fix

1 some of these houses or do you want to just tear them
2 down? I mean, because we can only move so fast on
3 them. You know, I don't know what else to tell you.
4 You can see our track record and you can see the rest
5 of our houses, how they're finished up. But it's just
6 not -- we can't finish them in a snap of the fingers,
7 you know. I'm just being honest with you guys.

8 HEARING OFFICER: A building permit's been
9 pulled?

10 MR. BOLEK: A building permit has been
11 pulled.

12 HEARING OFFICER: They still need?

13 MR. KOLBE: The remaining permits have never
14 been pulled.

15 MR. BOLEK: The remaining permits. And then
16 he needs to coordinate or acquire the funding necessary
17 to complete the project.

18 Is that correct?

19 MR. WOODWARD: Yes. Well, it's partly
20 acquired, the funding. And also to get the -- like,
21 for instance, 104 Seneca Street, I have Orchard Lake
22 Presbyterian is totally redoing that house, they've
23 taken it all over. They're probably going to spend
24 \$60,000.

25 So 61 and 63 Ellwood, we've got a couple

1 takers that are going to come in and work on that the
2 last of April, first of May. So we'll be able to show
3 you some progress then. But, you know, I'm not going
4 to tell you a story and then not be able to do it.
5 We're looking at May or so you should see significant
6 progress. We should be able to start calling for some
7 inspections and -- you know, and proceed from there.

8 I guarantee you when that house is done,
9 those houses, they're going to be beautiful houses and
10 homeowners will go into those houses, not renters.

11 HEARING OFFICER: How long is the building
12 permit good for, until?

13 MR. BOLEK: Until March -- let's see. It
14 would be the end of March, so around April.

15 MR. WOODWARD: What I was going to do with
16 that is we've got the -- you know, cleaned out. And so
17 I was going to have them come in and do the rough
18 inspection and then, you know, tell us where we need to
19 proceed from there. And then go -- go from there.

20 I knew we'd have to get a renewal on the
21 building permit because, you know, I've always made it
22 very clear, you know, this is not going to be a two- or
23 three-month project to finish this. And all I can do
24 is promise you the end result.

25 HEARING OFFICER: If the Board of Appeals

1 meets in February and they don't give him an extension,
2 when's the next Board of Appeals meeting?

3 MR. KOLBE: In three months. It will be
4 after the -- in May.

5 HEARING OFFICER: March, April, May.

6 MR. KOLBE: Now, you could --

7 HEARING OFFICER: That sounds --

8 MR. KOLBE: If you're looking at that, you
9 could leave it here until the April and then flip it to
10 them in May.

11 MR. WOODWARD: That would be great because I
12 can definitely show you progress by May. And I will
13 pull those electrical permits. We came in to do it.
14 For some reason, the electrician we used, they said he
15 wasn't registered. So he's got come in and reregister
16 or whatever. We've used him, he's pulled permits all
17 along. I don't know what happened with that. But
18 we'll get that ironed out and get that permit and our
19 plumbing permit. I mean, it's a major project. You've
20 seen the report.

21 HEARING OFFICER: Right.

22 MR. WOODWARD: I mean, it's where the place
23 has got to be stripped right out and totally gone over
24 brand new. But it will be a beautiful house when we're
25 done.

1 HEARING OFFICER: Do you have the funds
2 available or at least substantial funds --

3 MR. WOODWARD: Yes.

4 HEARING OFFICER: -- to get going?

5 MR. WOODWARD: Yes, we do.

6 HEARING OFFICER: Okay. We'll hold this
7 over, then, until our April meeting and, hopefully, by
8 that time you have things more organized and maybe some
9 progress on this.

10 MR. WOODWARD: I will be able to show you
11 some progress and I will pull the plumbing, the heating
12 and cooling and the electrical permit by that time for
13 you.

14 Thank you, guys.

15 HEARING OFFICER: Okay. Thank you.

16 77 Spokane.

17 MR. BOLEK: 77 Spokane posted 1-13 of '14.
18 This structure had debris, unkempt, overgrown. It was
19 abandoned, electric meter's off, gas meter's off. The
20 interior needs some work.

21 We're recommending demolition.

22 HEARING OFFICER: Your name, ma'am?

23 MS. COMBS: Hi. I'm Kristen Combs. I'm the
24 agent for Ralph -- Rolf Ringdal who's in France.

25 HEARING OFFICER: Okay. And --

1 MS. COMBS: I just took over his management
2 for this community -- or sorry. I manage communities
3 for a living. But I just took over these duplexes in
4 early December and had a contract signed and I've
5 secured the one unit, 79 Spokane. Apparently this is a
6 duplex that has two different Sidwell numbers, which is
7 the most bizarre thing I've seen and I've been in real
8 estate a long time.

9 But the 77 Spokane, it's filthy beyond
10 compare. But there's not as much to do in that unit
11 and I had planned on having an inspection done last
12 week. But with all the wonderful snow -- I live in
13 Clarkston so I was kind of snowed in and I couldn't set
14 one up because you all weren't open over Christmas
15 and --

16 MR. KOLBE: We were.

17 MS. COMBS: Anyhow, I plan on pulling a
18 permit --

19 MR. BOLEK: He said we were open over
20 Christmas.

21 MR. KOLBE: Yeah, Christmas Eve and
22 Christmas Day were the only days we were closed.

23 MS. COMBS: Well, I called and I left
24 messages and I didn't get a call back to make an
25 appointment or I would have had that done by now.

1 HEARING OFFICER: Okay.

2 MS. COMBS: So what I plan on doing is
3 getting an inspection on each unit so I know where to
4 go and get the things done that need to be done and
5 pull all the necessary permits.

6 HEARING OFFICER: Okay.

7 MS. COMBS: So this gentleman who owns this
8 property, apparently, this is a foreign investor. And
9 what happens when you have foreign investors is they
10 simply do not understand American rules. They just --
11 they don't. So he's being educated all over. And
12 hopefully we can get this -- it's a nice looking house.
13 The brick on it is very nice.

14 I think it needs -- I'm too short to see the
15 roof but I do believe there is a hole in the roof on
16 the 79 side. And that's what's probably caused the
17 damage inside. It's going to have to be totally redone
18 inside for everything.

19 But, like I said, on 77 side it seems to be
20 fairly sound other than it being really filthy.

21 HEARING OFFICER: Okay. So we're really
22 dealing with two properties here?

23 MR. KOLBE: 77 and 79 are two -- as she said,
24 two separate properties. It's a duplex that is under
25 two tax ID numbers.

1 HEARING OFFICER: And what we need is a
2 Property Maintenance Inspection here?

3 MR. KOLBE: For both.

4 HEARING OFFICER: For both. So that would be
5 \$400; \$200 per address.

6 MS. COMBS: Which he's having a heart attack
7 over but it is what it is. You have two different --

8 HEARING OFFICER: Do you have the authority
9 to --

10 MS. COMBS: Yes.

11 HEARING OFFICER: To pay for that?

12 MS. COMBS: Yes, I do. I could go downstairs
13 and pull them today if you'd like.

14 MR. KOLBE: No, they're closed.

15 MR. BOLEK: We're closed.

16 MS. COMBS: Well, I'll be back tomorrow.

17 HEARING OFFICER: So seven days.

18 MR. BOLEK: You've got to spend the money to
19 fix it up, though. If he's balking over \$400, what's
20 he going to do when it's a \$30,000 bill to rehab these
21 units?

22 MS. COMBS: He would like to do the work
23 himself. I will not recommend that.

24 MR. KOLBE: He can't.

25 MS. COMBS: Because?

1 MR. BOLEK: He can't do the work himself.
2 They're rental units.

3 MS. COMBS: I understand that.

4 MR. BOLEK: They have to be done by licensed
5 contractors.

6 MS. COMBS: No, I'm not saying he's going to
7 do the stuff. I mean, he wants to do most of it --

8 MR. BOLEK: He can't do any of it.

9 MS. COMBS: -- but he could have the
10 electrical --

11 MR. KOLBE: He can do the architectural part,
12 the building part. But he cannot do the mechanical,
13 electric or plumbing.

14 MS. COMBS: Oh, I understand that. I
15 personally understand it.

16 MR. KOLBE: Okay.

17 MS. COMBS: And I will make sure that he does
18 what he needs to do. But he is insisting on fixing it
19 up and renting it and getting the proper stuff.

20 MR. KOLBE: Does he live here?

21 MS. COMBS: No, he lives in France.

22 MR. KOLBE: Okay. Because that's where the
23 notices had to be sent to.

24 MS. COMBS: And he just got it today. And he
25 sent it to me at 1:00. So, you know, I'm just --

1 MR. KOLBE: When you come in to pull your
2 permit, if you'd like to leave us a local address for
3 you --

4 MS. COMBS: Absolutely.

5 MR. KOLBE: -- we can notify you at the same
6 time he is being notified.

7 MS. COMBS: Absolutely.

8 MR. KOLBE: So --

9 MS. COMBS: Anything you send to me, I will
10 scan and send directly to him, so -- anything that's
11 any communication. Because you need somebody that's
12 here. And I don't think he's understood that. So --

13 HEARING OFFICER: Okay. Well, what we'll do
14 is you have seven days to pull your Property
15 Maintenance Inspection. And this applies to both
16 77 Spokane and 79 Spokane. And if that Property
17 Maintenance Inspection is not pulled within seven days,
18 it will automatically move on to the Board of Appeals
19 in February.

20 MS. COMBS: Okay.

21 HEARING OFFICER: If you have that Property
22 Maintenance Inspection pulled, then this will continue
23 on until our April meeting.

24 Is that correct?

25 MR. KOLBE: Correct.

1 MS. COMBS: Okay.

2 HEARING OFFICER: And then by April, we need
3 to see if -- if this comes back to us, we need to see a
4 definite --

5 MS. COMBS: Improvement?

6 HEARING OFFICER: -- plan and improvement on
7 the property.

8 MS. COMBS: Okay.

9 HEARING OFFICER: Okay?

10 MS. COMBS: Can you explain something to me?

11 HEARING OFFICER: Yes.

12 MS. COMBS: You mentioned in one of the -- to
13 one of the earlier people the electricians, they have
14 to be registered with your City. Is that what I was
15 understanding?

16 HEARING OFFICER: Yeah, the electricians need
17 to not only be licensed by the State but they have to
18 register -- most trades have to register in the
19 communities they do work. And it's --

20 What's the fee?

21 MR. KOLBE: Electrical and mechanical, I
22 believe, is \$15.

23 HEARING OFFICER: So --

24 MS. COMBS: Okay.

25 HEARING OFFICER: -- it's just a nominal fee

1 that shows that you're licensed and capable of doing
2 the work.

3 MR. BOLEK: And that you have insurance.

4 HEARING OFFICER: And that you have
5 insurance.

6 MS. COMBS: Okay. Because I have great
7 contractors that I've worked with for years and I just
8 wanted to make sure I understood.

9 MR. KOLBE: Yeah. Most municipalities
10 require some sort of registration, giving them your
11 license, both driver's license as well as your state
12 electrical license or mechanical license or plumbing
13 license, building license, whatever it happens to be.

14 MS. COMBS: Okay. Do you want me to give you
15 my -- my mailing address or --

16 MR. KOLBE: When you come tomorrow --

17 MS. COMBS: Okay.

18 MR. KOLBE: -- you can be sure to give it to
19 us. Okay?

20 MS. COMBS: Is that -- do I need to bring a
21 copy of our contract so you know who you're talking to?

22 MR. KOLBE: Yes, it wouldn't hurt to have a
23 copy of that so that we can scan it into the system
24 that shows that. And if you want to circle or
25 highlight the clause that says that you have the right

1 to pull those permits for him, that would be excellent
2 so that we can emphasize that into the system.

3 MS. COMBS: Okay.

4 MR. KOLBE: Okay?

5 MS. COMBS: Okay.

6 HEARING OFFICER: Thank you.

7 MS. COMBS: Thank you so much.

8 HEARING OFFICER: 69 West Strathmore.

9 MR. BOLEK: 69 West Strathmore posted 1-2 of
10 '14. This structure was an unsafe structure, windows
11 were broken. There had been some work on this through
12 the early part of the year and then nothing had
13 happened through the latter part of this year. Permits
14 had been pulled for a rehab. And the gentleman was in
15 today to extend those permits again. This is the 1, 2,
16 3, 4, 5, 6 -- 7th time before this Board.

17 We're recommending placement onto the
18 demolition list due to lack of progress. However, he
19 came in and extended the permits today.

20 MR. KOLBE: The permits were allowed to be
21 extended to the March 2nd, 2014 date when the building
22 permit expires so that now all permits will expire at
23 that time. That would at least give him time to, in
24 good faith, show that he's doing something. Because I
25 look at these pictures and go, "Oh, that broom is moved

1 from there to there."

2 Beyond that, it's hard pressed to see what's
3 changed every three months when you look at the
4 pictures.

5 HEARING OFFICER: Okay. Your name, sir.

6 MR. NOLTE: Kermit Nolte.

7 HEARING OFFICER: Okay.

8 MR. NOLTE: Owner. We have since got our
9 electrical inspection. Our mechanical, the heating is
10 set up for tomorrow. The plumbing will be following
11 next week.

12 HEARING OFFICER: Okay.

13 MR. NOLTE: After today --

14 HEARING OFFICER: How long do you think
15 before you're complete here?

16 MR. NOLTE: Complete, complete?

17 HEARING OFFICER: Yes.

18 MR. NOLTE: Oh, not by March 2nd; I can
19 guarantee that. But hopefully during the summer we're
20 going to have it totally done. My holdup was I
21 couldn't do anymore structurally on the house. I
22 needed to get my mechanicals done, which is -- you
23 know, everybody said it's hard to get your trades out.
24 It's not a large job. But after a few threats, I got
25 my electrical complete.

1 My heating's been done before the heating
2 permit expired last time. It's just he said he called
3 for an inspection. He had no report of it so I don't
4 know what happened there. But we got it renewed. It's
5 set up for inspection. My first plumber's backed out
6 on me. I'm in line with the second now who's supposed
7 to be in next week.

8 So we should have -- by March we should have
9 not only all our mechanicals but we should also have
10 the rough building and start on the way with insulation
11 on that one and then cover the thing up and get
12 rolling.

13 HEARING OFFICER: Okay. So --

14 MR. BOLEK: If we hold it over --

15 MR. NOLTE: We're right at that point.

16 HEARING OFFICER: I don't want to stall your
17 progress here but --

18 MR. NOLTE: I understand. Well, there's been
19 some medical issues with the family. I don't want to
20 go into great details but --

21 HEARING OFFICER: Yeah.

22 MR. NOLTE: -- you know, we've had some
23 issues.

24 MR. BOLEK: The work that's been done that
25 I've seen so far looks good, I hate to see it stop.

1 But, you know, the work that's been done, I'm reluctant
2 to let you hold it over.

3 HEARING OFFICER: Yeah. I'm, you know,
4 between a rock and a hard place here because
5 February 19th will come quick for you and, looking at
6 the pictures, there's a lot to be done yet to really
7 show any more progress to the Board of Appeals.

8 MR. NOLTE: It's hard to see the progress. I
9 mean, there's a back room on the place which we ended
10 up having to rebuild, basically, floors, walls,
11 leveling the floors, replace all the ceiling joists.
12 That wasn't the original plan but, when they dipped
13 about two-and-a-half inches over 14 feet --

14 MR. BOLEK: I'm -- we'll hold it over until
15 the April meeting, I think -- or my recommendation is
16 to hold it over until the April meeting. But this is
17 the last -- there's no more.

18 HEARING OFFICER: Yeah.

19 MR. BOLEK: There's no more. We -- there's
20 no more hold over. If it's not to the point where we
21 can say it's going to be completed, I think it's got to
22 move forward.

23 HEARING OFFICER: Yeah. I would hope by
24 April you're insulated and drywalled and doing trim
25 work. So -- okay. So we'd hold you over until April,

1 then.

2 MR. NOLTE: Okay. Thank you.

3 HEARING OFFICER: Thank you.

4 62 Pingree Avenue.

5 MR. BOLEK: 62 Pingree posted 1-3 of '14.

6 This property, the siding's being stripped, windows are
7 rotted, missing, electric meter missing, drip loops are
8 cut, debris. There's a window frame that's rotted out
9 and dislodged. There were new entrance doors installed
10 without any permits. Front porch is crumbling. There
11 was a Property Maintenance Inspection pulled today.
12 The inspections are scheduled for the 20th.

13 What we're -- I guess recommend postponement
14 until -- for the Property Maintenance Inspections to be
15 done.

16 HEARING OFFICER: Okay. Your name, sir.

17 MR. BOWEN: David Bowen.

18 HEARING OFFICER: And are you the property
19 owner?

20 MR. BOWEN: Yes.

21 HEARING OFFICER: Okay. And you pulled a
22 Property Maintenance Inspection today?

23 MR. BOWEN: Yes.

24 HEARING OFFICER: And what do you expect to
25 be your schedule hereon?

1 MR. BOWEN: Well, we've got three other
2 properties in front of this one. I would hope to have
3 some progress showing on it by the April meeting. I --
4 I don't know that I can promise that. But I can say
5 that we would have all permits pulled and then -- and
6 it would be on our schedule.

7 HEARING OFFICER: Okay. So hold over until
8 April or --

9 MR. BOLEK: If we pass it along to the Board
10 of Appeals and let them kick it --

11 MR. KOLBE: Uh-huh.

12 MR. BOLEK: -- that would -- it would kind of
13 put the onus to -- because, see, at that point, he
14 still doesn't need a bond, right?

15 MR. KOLBE: No, no.

16 I mean, he had said he was going to pull
17 the --

18 MR. BOLEK: I just --

19 MR. KOLBE: -- Property Maintenance
20 Inspection within seven days at the October meeting.
21 It never happened.

22 MR. BOWEN: You know, I wasn't aware of the
23 seven-day time period at the October meeting.

24 MR. KOLBE: Well, I specifically go back to
25 the minutes to check everything and I hear, "Yes",

1 "Okay", "Yes, we can do it", "Yes", you know. And
2 people say yes, apparently, and don't really listen to
3 what they're "yessing" to.

4 MR. BOWEN: Again, you can look at the
5 minutes. I'm not aware that I committed to pulling it
6 within seven days. I'm aware of what a Property
7 Maintenance Inspection is and I didn't know that I had
8 a seven-day time period on that.

9 HEARING OFFICER: But you're saying that,
10 even by April, you probably won't start any work on
11 this property?

12 MR. BOWEN: Well, and -- I said I don't want
13 to promise that. We do have three properties that we
14 have pulled permits for that we are going to be working
15 on here, even this -- you know, even next week. And
16 we're hoping to get these things done quickly and not
17 sit on them and get them off of the -- the record here
18 for the -- the Board of Appeals and certainly want to
19 get these -- this property here and the next one that
20 you're going to discuss with me, we want to get it off
21 this list. Our objective is not to just hold them, we
22 do want to get them completed as quickly as possible.

23 HEARING OFFICER: And do these become rentals
24 or do you sell these?

25 MR. BOWEN: We sell them.

1 HEARING OFFICER: And do you have the funds
2 available for the improvements to this property?

3 MR. BOWEN: Yes.

4 MR. BOLEK: What -- what do you anticipate
5 putting the -- putting into this property for expenses
6 and what -- what do you expect that you could sell it
7 for? I mean, are you --

8 MR. BOWEN: Well, this one -- this one here
9 is a duplex. It's going to have some value to it. It
10 is a solid property. I know you've read a list of
11 things there that's wrong with it but it is a very
12 solid property and I'm expecting to put around 10- to
13 \$15,000 into it.

14 MR. BOLEK: I think you're going to put a lot
15 more money than that into it if you're to get it to
16 where it needs to be. I mean, I haven't seen entirely
17 the inside yet but there's -- there's a lot of work
18 here. I think you're going to be surprised.

19 HEARING OFFICER: Well --

20 MR. BOWEN: Well, I have a Property
21 Maintenance Inspection scheduled for it for Monday.
22 So, you know, I'll walk through the property with Mike
23 on Monday and we'll see what we need and have a better
24 idea. Again, alls I can say to you is my objective
25 here is not to hold vacant a property that's in need of

1 repair. Our objective is to get in there and get the
2 it rehabbed and --

3 HEARING OFFICER: If we hold you over until
4 April, when do you expect that you will have all of the
5 work complete?

6 MR. BOWEN: To be honest with you, sir, I may
7 have a lot of the work completed by April. I -- I
8 really don't think that this one's going to take me
9 that long. My delay is the three that are -- that
10 we're working on in front of it.

11 HEARING OFFICER: And when will those wrap
12 up?

13 MR. BOWEN: Well, I'm hoping to have them
14 knocked out in -- one each month here over the next
15 three months. So we could very well have a lot of this
16 work done in this one before the April meeting.

17 HEARING OFFICER: All right. Well, I'll hold
18 you over until April but we need to see some progress
19 in April. You know, if -- when you come back, if
20 you've made progress, some photographs provided to the
21 Building Department or inspections having been
22 completed and passed would -- would be good.
23 Otherwise, you'll move on to the Board of Appeals.

24 MR. BOWEN: Okay.

25 HEARING OFFICER: Okay? So we'll hold you

1 over until April.

2 MR. BOWEN: Okay. Very good.

3 HEARING OFFICER: 165 Howard McNeil.

4 MR. BOLEK: 165 Howard McNeil posted 1-3 of
5 '14.

6 MR. BOWEN: Do you have 148 Howard McNeil?

7 MR. KOLBE: Did I give you the wrong one?

8 HEARING OFFICER: I've got a 148.

9 MR. KOLBE: Yeah. 148, okay. I gave you the
10 wrong --

11 HEARING OFFICER: 148 Howard McNeil.

12 MR. BOLEK: 148 Howard McNeil posted 1-3 of
13 '14. This property is siding being stripped, interior
14 trashed, rotted wood around the foundation, the
15 electric service was cut, overgrown, debris, a new door
16 installed without a permit, the electric meter's gone,
17 the gas meter's gone. A Property Maintenance
18 Inspection was pulled on 1-15 of '14, scheduled for
19 1-20 of '14.

20 Recommend postponement until the April
21 Hearing Officer Meeting.

22 HEARING OFFICER: For the record, sir, your
23 name.

24 MR. BOWEN: David Bowen.

25 HEARING OFFICER: Thank you. And by April

1 you expect to be complete here?

2 MR. BOWEN: Absolutely. This is a small,
3 two-bedroom, single-family. We should be able to get
4 in and out of this one.

5 HEARING OFFICER: Are you working on it right
6 now?

7 MR. BOWEN: No.

8 HEARING OFFICER: Okay.

9 MR. BOWEN: The only thing we've done, we did
10 put doors on it because it was open to trespass and we
11 wanted to secure the property. The property is secured
12 and it -- it will be on our list very, very shortly.

13 HEARING OFFICER: Okay. So we'll hold you
14 over until April, then.

15 MR. BOWEN: Thank you.

16 HEARING OFFICER: Okay.

17 MR. BOWEN: Have a good day.

18 HEARING OFFICER: Thank you.

19 124 Franklin Boulevard.

20 MR. BOLEK: 124 Franklin Boulevard posted 1-3
21 of '14. The structure was open to trespass in the
22 basement doors and the basement windows. They have
23 been secured now. Foundation was crumbling, roof
24 collapsing, interior was trashed, overgrown, unkempt,
25 the porch was rotting, gas meter's removed, electric

1 meter removed, metals have been stripped. The
2 applicant has contacted the Planning Department and has
3 agreed to -- a team inspection has been applied for.

4 We're recommending postponement until the
5 April Hearing Officer Meeting for time to get plans
6 around for this building.

7 HEARING OFFICER: Okay. Your name, please.

8 MS. RILEY: Alexandria Riley.

9 HEARING OFFICER: Okay. And the
10 recommendation here is to hold this over until April.

11 MS. RILEY: Okay.

12 HEARING OFFICER: You've had the inspections?

13 MR. KOLBE: No. She's made application for
14 it.

15 HEARING OFFICER: Application.

16 MR. KOLBE: She had to come in to talk to the
17 Planning Department because she's not planning to use
18 this as a residential, she's going to have it an office
19 building. It is zoned CO so she can go with that but
20 they're going need a site plan, they're going to need a
21 lot of approvals before the Building Department can
22 allow her to go. So she's found out what she has to
23 have -- and assuming that she's having an architect
24 draw up the site plan -- and what requirements she has
25 before she can really take it on to the next step.

1 HEARING OFFICER: Okay. So we'll hold this
2 over until April.

3 MS. RILEY: Thank you.

4 HEARING OFFICER: And hopefully by that time
5 you'll have your plans in shape. Thank you.

6 101 East Rutgers Avenue.

7 MR. BOLEK: 101 East Rutgers posted 1-2 of
8 '14. This house has windows boarded from the inside,
9 there's abandoned vehicles in the yard, the gas meter's
10 off.

11 We're recommending demolition.

12 HEARING OFFICER: Okay. Your name, sir.

13 MR. BRADFORD: John Bradford.

14 HEARING OFFICER: And you're the property
15 owner?

16 MR. BRADFORD: Yes.

17 HEARING OFFICER: Okay. And --

18 MR. BRADFORD: There's no windows boarded
19 from anywhere.

20 MR. BOLEK: They were blocked from the
21 inside, not boarded, sir.

22 MR. BRADFORD: Oh, it's got blinds.

23 HEARING OFFICER: Okay. What's your --

24 MR. BRADFORD: That's my --

25 HEARING OFFICER: -- plans for the property?

1 MR. BRADFORD: That's my son's house. The
2 only thing that is wrong with it -- and I brought that
3 attention to the City probably six years ago when I
4 went to the Board of Review, which they denied -- is
5 the condition of the garage, which half of it I got rid
6 of because it was falling down. The other one I just
7 put a car in it about six years ago. And the garage
8 door was on the ground. At the time, I parked the car
9 on top of the garage door.

10 And we owned the house down the street for
11 the last 20 years or so. And the lady that lived there
12 before had a blue tarp over that garage for the last --
13 who knows? It's gone now but every year they put a new
14 blue tarp over it. It's been that way for 20 years.

15 Board of Review denied me. I went to the
16 Tribunal. The Board of Review people, they brought
17 file photos of the garage and I lost the thing. And I
18 finally, when the county took over, I finally asked the
19 lady, "Can you look at this garage and tell me
20 face-to-face, is it junk or what?" And she finally did
21 something about it.

22 But we got rid of all the stuff that looked
23 like it was going to fall down. And then if the garage
24 is a problem, no problem, I mean. But the house is my
25 son's and he's enlisted in the service. And there's

1 the meters are there, the electrical is on. We got the
2 bills for the stuff. The taxes are paid, insurance,
3 whatever else you need. Water bill's paid. I went
4 over the water bill, I owe \$23. But they said they
5 have to have proof for that. And I thought --

6 Taxes, I didn't find all three years of taxes
7 because in three years you would own it anyway. So
8 taxes are paid. So it's my son's house, he's going to
9 be living in it. And I don't know what the problem is
10 with the house. There's nothing wrong with that house
11 whatsoever.

12 The garage, I can agree with. And we can get
13 rid of it if that's what you want. But the reason why
14 it was brought to the attention anyways was across the
15 street they've been complaining about a house there
16 that was in really bad shape and they just happened to
17 look across the street. And I get the grass -- I paid
18 a guy to mow the grass through the summer and he didn't
19 do it. But the grass is being taken care of and the
20 trees and bushes are being taken care of so --

21 HEARING OFFICER: All right. So we'll
22 dismiss this, then.

23 MR. BRADFORD: Yeah. But if you want the
24 garage gone, I just use it there to -- and the reason
25 for the car there is to make it -- you know, otherwise

1 you got thieves coming in and steal everything out of
2 your house, you know. So --

3 MR. BOLEK: Code Enforcement will be in
4 contact with you in the next few days when we get
5 caught up with our stuff. And we'll --

6 MR. BRADFORD: I'll just have him -- I
7 already know about the garage. I'm the one that
8 brought it to their attention. I'm the one that wanted
9 it removed. But the City, in common with the people at
10 the Board of Review, wouldn't believe my photos. And
11 then the guy from the County never looked at the
12 building but brought photos -- file photos that were
13 probably 25 years old because the garage then probably
14 looked okay. But the Tribunal people, the Tribunal
15 judge, believed him and denied me.

16 MR. BOLEK: From the Code Enforcement side
17 we'll be in touch with you within the next few days
18 just so we can take care of any --

19 MR. BRADFORD: Right.

20 MR. BOLEK: -- code enforcement issues.

21 MR. BRADFORD: Right.

22 MR. BOLEK: And that way we won't have --

23 MR. BRADFORD: But anybody can look at this
24 garage --

25 MR. BOLEK: We'll bring this back --

1 MR. BRADFORD: -- and they'll know this has
2 been going on for 20 years with that garage. I mean,
3 that's the way it was. I didn't let it fall down.

4 MR. BOLEK: Can you call the office tomorrow?

5 MR. BRADFORD: Who should I ask for?

6 MR. BOLEK: Ask for Rick. Rick.

7 MR. BRADFORD: Is there a last name?

8 MR. BOLEK: Bolek.

9 MR. BRADFORD: Ask for Rick?

10 MR. BOLEK: That's me.

11 MR. BRADFORD: All right. So --

12 MR. BOLEK: And then we can get -- we'll get
13 your phone number and we can get in contact with you
14 and we can get this taken care of next week.

15 MR. BRADFORD: Yes. But, like I say, there's
16 no boarded up windows in the house. There's blinds
17 there and that's it.

18 HEARING OFFICER: Yep. This case is closed,
19 then.

20 MR. BOLEK: Thank you.

21 HEARING OFFICER: Thank you.

22 MR. DRAPER: Excuse me. Can I say something?
23 Did you do 78 Hudson yet?

24 HEARING OFFICER: Have you signed in?

25 MR. DRAPER: No. I was trying to.

1 MR. KOLBE: Then we haven't gotten to you
2 yet.

3 MR. DRAPER: Okay.

4 MR. KOLBE: We'll get to you when we get
5 through with everyone.

6 MR. DRAPER: Okay.

7 HEARING OFFICER: Yes, sir?

8 MR. BOLDS: Could you let me what number you
9 was on? I was Number 28.

10 MR. BOLEK: We are on Number 25.

11 MR. BOLDS: Okay. Thank you.

12 HEARING OFFICER: 21 Pingree Avenue.

13 MR. BOLEK: 21 Pingree posted 1-3 of '14.

14 All permits had been pulled on this parcel. Work has
15 started but is incomplete. New siding's been
16 installed, painted trim. Property Maintenance had been
17 conducted on January of '13. The building permit is to
18 expire 1-23 of '14.

19 We're recommending postponement until the
20 April meeting as work is progressing and appears to be
21 almost complete.

22 MS. VUSAJ: Correct.

23 HEARING OFFICER: Your name, please.

24 MS. VUSAJ: Galina Vushaj.

25 HEARING OFFICER: I'm sorry?

1 MS. VUSAJ: Galina Vushaj.

2 HEARING OFFICER: Okay. And when do you
3 expect to have work complete?

4 MS. VUSAJ: Pretty soon. But I'm the
5 daughter of the owner. He's been in the hospital,
6 actually. So as soon as he gets out, he's going to be
7 working on it. Because he's about, like, 95 percent
8 done, almost done. The only thing that's not done is
9 hardwood flooring and kitchen cabinets and just some
10 trim work. But almost everything is done so --

11 HEARING OFFICER: Okay.

12 MR. BOLEK: So if they can be completed
13 by April -- if they can be completed by April, we can
14 get it dismissed.

15 MS. VUSAJ: Yeah. He has, actually, a worker
16 coming in within the next week so --

17 HEARING OFFICER: But the permit expires
18 when?

19 MR. KOLBE: Next week.

20 MR. BOLEK: Next week.

21 HEARING OFFICER: Next week. So you need an
22 extension. You should come into the Building
23 Department and get an extension on your building permit
24 because it expires next week.

25 MS. VUSAJ: All righty. It's downstairs,

1 right?

2 MR. KOLBE: Yes.

3 HEARING OFFICER: Correct.

4 MS. VUSAJ: Okay.

5 HEARING OFFICER: Okay?

6 MS. VUSAJ: All righty.

7 HEARING OFFICER: And we'll hold this over,
8 then, until our April meeting. And then hopefully by
9 that time you're complete and then we'll close your
10 case.

11 MS. VUSAJ: All righty. Thank you.

12 HEARING OFFICER: Thank you.

13 26 Clairmont Place.

14 MR. BOLEK: 26 Clairmont posted 1-2 of '14.

15 A Property Maintenance Inspection was pulled on 10-4 of
16 '13. All permits were needed. There's been a building
17 permit pulled in November, a plumbing permit pulled in
18 November. This house was gutted, boarded, vacant.

19 We're recommending it remain on the
20 demolition list unless all permits get pulled by 1-25
21 of '14.

22 HEARING OFFICER: Okay. Your name, sir.

23 MR. SMITH: Kevin Smith.

24 HEARING OFFICER: And you're the property
25 owner?

1 MR. SMITH: Yeah. I didn't even know my
2 house was on the demolition list. As a matter of fact,
3 at the last meeting it was never put on there. It was
4 on the condemned list but it was never on the
5 demolition list. Because everything was -- was boarded
6 up and it was not dangerous. I had to -- the man that
7 come out and inspect your home in order to fill out
8 what building permits need to be pulled. So I don't
9 understand why it's on the demolition list because it
10 never was, it was just on the condemned list.

11 The plumbing permit, I'll probably get the --
12 I'm waiting to get all the other work done. It been
13 gutted out. So now we're getting the plumbing done.
14 It going to take some work in there but we making
15 progress.

16 Probably next month I should be able to have
17 the electrical guy -- I got a guy, he's licensed. So
18 he'll be coming in and doing all the electrical. I
19 don't want three or four people in the house at the
20 same time so we're trying to move along by steps. The
21 plumbing guy, he can get out the way and then the
22 electrical guy can come in.

23 We don't need the heating because everything
24 as far as the heat and the furnace work so that doesn't
25 need to be -- no mechanical need to be pulled. And

1 that's why I talked with the guy that first came out
2 and inspected. He said, "If it's needed, then you have
3 to pull it."

4 HEARING OFFICER: When did you buy this
5 property?

6 MR. SMITH: I bought it in '012, 2012.

7 HEARING OFFICER: Okay. Is this going to be
8 a rental property?

9 MR. SMITH: No. I'll give it to my son. I
10 have a 24-year-old so he's helping me work in it. So
11 when it's done, he's going to be living in there.

12 HEARING OFFICER: When do you expect you'd
13 have all of the work complete on this?

14 MR. SMITH: I should have it done by April,
15 it's -- we're moving along -- get everything gutted
16 out. Like I said, the plumbing will be done in a few
17 weeks. Electrical guy will be coming in the first --
18 probably the first or second week of February. After
19 that, it's basically a cake walk, then. So hopefully
20 we should have it done by the end of March; that's what
21 I'm looking at.

22 HEARING OFFICER: Do you have the funds to do
23 the work?

24 MR. SMITH: Yeah, I got the money.

25 HEARING OFFICER: So he's got all of his

1 permits?

2 MR. KOLBE: No.

3 HEARING OFFICER: Which one was missing?

4 MR. BOLEK: Mechanical and electrical.

5 MR. KOLBE: Mechanical and electrical.

6 MR. SMITH: I didn't have to pull a
7 mechanical.

8 MR. KOLBE: The Property Maintenance
9 Inspection has all permits needed.

10 MR. SMITH: The man said if I needed a
11 mechanical, as far as the heat -- what I did do, and I
12 will bring that in, I'm supposed to get a furnace
13 inspection. Because when he came -- I forgot the man
14 name that came and inspect the house for the -- for all
15 the work that need to be done. So we looked at the
16 furnace and only thing -- because at the time, when --
17 it wasn't known. So he wanted me, if need be, if I can
18 get a heating and cooling -- licensed heating and
19 cooling person to come and inspect the furnace.

20 MR. KOLBE: You have a furnace -- a heating
21 cert from him?

22 MR. SMITH: Sir, excuse me?

23 MR. KOLBE: Do you have a heating certificate
24 from the mechanical contractor?

25 MR. SMITH: I'm supposed to get it next week

1 from Andy -- Andy Heating and Cooling something, it's
2 the name of the company. But I got it through
3 Home Depot. So they supposed to come out next week and
4 give me a certificate and look it over and let me know
5 that the furnace working well.

6 MR. KOLBE: Okay. Well, you need to get the
7 electrical permit pulled. Permits are good for six
8 months so, you know, it's going to be good through that
9 April time. So you need to get that permit pulled.

10 MR. SMITH: Oh, I know that, yeah.

11 MR. KOLBE: Or keep kicking it down the road
12 and --

13 MR. SMITH: Well, I'm not --

14 MR. KOLBE: -- and hopefully get everything
15 done.

16 MR. SMITH: I pulled all the permits. Like I
17 said, he's been busy. I work a full-time job at
18 General Motors so I'm busy, too. And as far as the
19 weather concern, it been kind of hazardous so --

20 MR. KOLBE: Well, you'll have to have a
21 contractor pull the electrical and plumbing permits.

22 MR. SMITH: Sir, I know that. I just said
23 that. You're not hearing me. I said I got an
24 electrical -- that was the first thing I said. I have
25 an electrical guy that's out that's going to pull the

1 permit. I already came down with a plumbing guy, he
2 pulled -- he's a licensed plumber, he's already pulled
3 that permit. And so we're moving along.

4 MR. KOLBE: Well, what I was hearing was you
5 were saying you couldn't get the permit pulled because
6 you were working --

7 MR. SMITH: No, I didn't say that.

8 MR. KOLBE: You don't have to be with him for
9 him to pull the permit.

10 MR. SMITH: No, I didn't say that. My
11 beginning statement, when he asked about the
12 electrical, I said in a few weeks the electrical guy
13 will be coming in. I didn't want three or four people
14 working in my house at the same time. So the plumbing
15 guy, when he finish, the electrical guy was going to
16 come in behind him and does -- and finish what he has
17 to do.

18 So I already had an electrical guy come out
19 there and give me a price and what it's going to cost
20 for me to get it done. I'll have him come down here
21 and pull the permits, hopefully, this week. I'll call
22 him tomorrow and see if he can come down here either
23 this week or the beginning of next week.

24 HEARING OFFICER: Okay. What we'll do is
25 we'll hold this over, then, until our April meeting.

1 And I'd like you to get that electrical permit.

2 MR. SMITH: No problem.

3 HEARING OFFICER: And hopefully you're
4 complete with your work or mostly complete by April.

5 MR. SMITH: Yeah.

6 HEARING OFFICER: So at that time, if we can
7 show documentation that you --

8 MR. BOLEK: If he's got his permits pulled by
9 a certain time?

10 HEARING OFFICER: Yeah. If -- with -- if --

11 MR. SMITH: I didn't hear him. What did he
12 say?

13 HEARING OFFICER: Yeah. By next meeting I'd
14 like to see that you've passed your inspections on --
15 on electrical. And we have a plumbing permit out here?

16 MR. SMITH: Yep, yeah.

17 HEARING OFFICER: A plumbing permit. And
18 hopefully you've passed on your building permit at that
19 time, you know, you're substantially complete with your
20 work.

21 MR. SMITH: Yeah.

22 HEARING OFFICER: But I would like you to
23 pull that electrical permit here by the end of next
24 week. Okay?

25 MR. SMITH: Well --

1 HEARING OFFICER: Is that a problem?

2 MR. SMITH: Well, it all depends. I'm not
3 the electrical guy, you know. And you call these guys,
4 you don't know what their schedule like. For me to
5 call and tell them, "You know, the City told me" -- you
6 know, you guys -- everybody else in here, they just
7 come in, you didn't give them a time to pull no
8 electrical or plumbing permits. So I don't know why
9 it's such an urgency. I'm making progress. Every time
10 you all asked me to do something, when I came down
11 here --

12 You had me get the guy to come out and
13 inspect, I did that right away. When you asked me to
14 get the permit, the building permit, I came right -- I
15 had to wait two weeks, almost three weeks for the --
16 just to get my building permit. I talked with the
17 man --

18 MR. BOLEK: Part of the reason, Kevin, is
19 that we've been after this building all summer and have
20 issued tickets.

21 MR. SMITH: All summer? This is the first
22 time I heard about it.

23 MR. BOLEK: Well, Kevin, we have sent you
24 letters and we have sent you tickets on this building
25 for open to trespass. And this started clear back at

1 the first of the year so --

2 MR. SMITH: No, it hasn't.

3 MR. BOLEK: It has. Because I've been the
4 one that's been sending them.

5 MR. SMITH: I don't know where you've been
6 sending them to.

7 MR. BOLEK: I've been sending them to you.

8 MR. SMITH: You ain't been sending them to my
9 house.

10 MR. BOLEK: But that being said, part of the
11 reason we're putting this on here, the onus on here, is
12 that you have not shown good faith in the past of
13 getting done what need to be done. So we're putting
14 the onus on you to get it done. If you get it done,
15 great, then we'll move this forward.

16 MR. SMITH: But I'm saying I just got notice
17 back in September, as far as this house. I haven't got
18 anything, as far as this house concerned, until I first
19 came down here to the meeting.

20 MR. BOLEK: You come down to the Building
21 Department tomorrow and we'll show you all the stuff
22 that we have.

23 MR. SMITH: I don't need to see it. You're
24 giving me until April, sir?

25 HEARING OFFICER: Well, let's -- we're giving

1 you until April --

2 MR. SMITH: Okay.

3 HEARING OFFICER: -- to show us good,
4 substantial progress.

5 MR. SMITH: Okay.

6 HEARING OFFICER: Okay?

7 MR. SMITH: No problem.

8 HEARING OFFICER: All right. Thank you.

9 MR. SMITH: Yeah, I ain't going to sit here
10 and keep going back and forth. All right. Thank you.

11 HEARING OFFICER: All right. 835 Robinwood.

12 MR. BOLEK: 835 Robinwood posted 1-3 of '14.
13 This building appeared to be abandoned, windows were
14 covered, rotten soffits and fascia, broken out windows,
15 debris, unkempt, the air conditioner had been stolen,
16 the gas meter's locked out, the electric meter was
17 gone. It appeared that work may have been started
18 without permits so it was posted on 11-5 of '13. At
19 this point, no permits had been pulled or contact with
20 the Building Department.

21 We're recommending demolition.

22 HEARING OFFICER: Okay. Your name, sir.

23 MR. SANCHEZ: Enrique Sanchez.

24 HEARING OFFICER: Okay. And you're the
25 property owner?

1 MR. SANCHEZ: Yes, sir.

2 HEARING OFFICER: Okay.

3 And we need a Property Maintenance Inspection
4 on this?

5 MR. BOLEK: What's -- what's he doing?
6 What's the --

7 HEARING OFFICER: Is a --

8 MR. BOLEK: What's your intent with this
9 property?

10 MR. SANCHEZ: I bought this house for my
11 mother-in-law. She's not in here. She's going to be
12 here in June. So I'm not doing anything so far with
13 the house right now. I'm just cutting the grass,
14 cleaning up the yard and that's all I've been doing.

15 HEARING OFFICER: What kind of shape is the
16 inside of the house?

17 MR. SANCHEZ: It's in good shape. All I have
18 to do is just -- well, when I bought the house, they
19 came in and kicked the walls. I got to do all the
20 repair on the drywall. Other than that, everything is
21 fine. It's got the furnace, it's got the hot water
22 tank, everything is in good condition. But I put the
23 plywoods because they throw rocks into the windows so I
24 got the -- I got it to replace the glass in three
25 windows.

1 MR. BOLEK: A Property Maintenance Inspection
2 in seven days and, you know --

3 HEARING OFFICER: Yeah.

4 MR. BOLEK: -- if he pulls that, then we'll
5 postpone it until the April meeting after that or go to
6 the Board of Appeals.

7 HEARING OFFICER: What you need to do is
8 apply for a Property Maintenance Inspection.

9 MR. SANCHEZ: Okay.

10 HEARING OFFICER: Okay? And it's a \$200 fee.
11 You apply for that at the Building Department.

12 MR. SANCHEZ: Okay.

13 HEARING OFFICER: And the Building Department
14 will come out and inspect the house and they'll give
15 you a list of any improvements or repairs that need to
16 be made.

17 MR. SANCHEZ: All right.

18 HEARING OFFICER: Okay? So can you do --
19 apply for this permit within seven days?

20 MR. SANCHEZ: Yeah. I'm leaving tonight.
21 Probably -- yeah, by Tuesday, Wednesday of next week --

22 HEARING OFFICER: Yeah.

23 MR. SANCHEZ: -- I'll be getting that permit.

24 HEARING OFFICER: Okay.

25 MR. SANCHEZ: All right.

1 HEARING OFFICER: So we'll -- you apply for
2 the Property Maintenance Inspection within seven days
3 and -- and whatever the recommendation is, then, from
4 the building department, will be good. This will hold
5 over, then, until our April meeting if you apply for
6 that permit. Okay?

7 MR. SANCHEZ: Okay.

8 HEARING OFFICER: Okay. Thank you.

9 MR. SANCHEZ: All right. Thank you.

10 MR. NAPIER: Excuse me. I just got out of
11 the hospital. I'm not even supposed to be out. You
12 sent me a notice for some property that I don't own. I
13 sold it ten years ago and I don't understand why you're
14 sending me a notice on this property. I don't have any
15 interest in the property. I do not own the property.
16 It's 390 South Marshall.

17 The property was sold.

18 MR. KOLBE: Well, anyone who had any type of
19 interest in it was notified. You're -- you're along
20 with five different parties notified of it.

21 MR. NAPIER: Okay. Because I don't own the
22 house.

23 MR. KOLBE: Okay.

24 MR. NAPIER: I sold it.

25 MR. KOLBE: Right.

1 MR. NAPIER: So --

2 MR. KOLBE: There may have been a lien or
3 some type --

4 MR. NAPIER: I had a lien for \$4,000 in case
5 they sold it, they owed me 4,000. But --

6 MR. KOLBE: But it's not been canceled out at
7 the Register of Deeds office --

8 MR. NAPIER: Okay.

9 MR. KOLBE: -- in Oakland County. Therefore,
10 anyone who has a financial interest in the property is
11 notified.

12 MR. NAPIER: Okay. Well, I don't --

13 MR. KOLBE: You're the bank, if you will.

14 MR. NAPIER: I don't care.

15 MR. KOLBE: You're notified.

16 MR. NAPIER: I don't care.

17 MR. BOLEK: Okay.

18 HEARING OFFICER: Okay.

19 MR. NAPIER: Thank you. So I don't have
20 any -- nothing else to do with it?

21 MR. BOLEK: You're good to go.

22 HEARING OFFICER: Thank you.

23 585 West Kennett.

24 MR. BOLEK: 585 West Kennett posted 1-2 of
25 '14. This structure's abandoned, open to trespass in

1 the rear, holes in the roof, boarded, overgrown,
2 debris, unkempt. The interior's trashed, gas meters
3 are gone, electric meters are gone. There was a huge
4 problem this summer with tires being dumped there that
5 Oakland County paid to get rid of.

6 We're recommending that this be placed on the
7 demolition list.

8 HEARING OFFICER: Okay. And your name, sir.

9 MR. BOLDS: My name is Yohannes Bolds. I'm a
10 CEO of the Take One community program. I purchased the
11 property on October the 30th. And it's strange that I
12 purchased this property, it's been sitting there four
13 years and nobody had anything to say on the property
14 until I purchased it. I have a nonprofit. This
15 property will be used for youth and young adults. The
16 plaza will be named the Waterman Brown Plaza for --
17 after Judge Waterman Brown. The County sold it to me.
18 They cleaned it up. They went out and did another
19 cleanup again. As far as being open, it's not open.
20 It's not open.

21 MR. BOLEK: I can show you pictures inside,
22 sir.

23 MR. BOLDS: You can show me some pictures
24 inside as of when?

25 MR. BOLEK: 1-2 of 2014.

1 MR. BOLDS: I would like to see them.

2 That's in the back of the -- that's in the
3 back of the -- that's part of the -- the where they
4 kicked in the back of the -- the laundromat. That's --
5 that's -- when I went around there after I got the
6 paper, that's been intact.

7 MR. KOLBE: They're walking around inside the
8 building.

9 MR. BOLDS: Okay. All that's inside the
10 laundromat. That's been closed up. I have pictures
11 also for you. But we thought because of when they had
12 the big -- they had the big weather and it blew the
13 front down and they -- we put those boards up there to
14 hold that up.

15 MR. BOLEK: Okay.

16 MR. BOLDS: That's been over there and then
17 secured. It's been secured in the -- it's been secured
18 and done right in the front because the County put it
19 up there and they didn't have it anchored down right.
20 So it's been anchored down. And so the front is --
21 won't blow away, the back has been secured.

22 Oakland County Police -- I have a partnership
23 with Oakland County Police. They're making sure that
24 nobody is trying to kick it down anymore. Right now
25 we're in the process of securing funding and we're

1 getting -- Lee Contracting just came out and gave us a
2 bid. We're securing bids. And we're waiting for the
3 architect, the students from Lawrence Tech, to come out
4 and do architect on it, you know, do a design on it.
5 So we can go by, see what we need, get the bids for the
6 funders so we can go from there.

7 But that right now, what we have, we're just
8 taking bids. We have Lee Contracting did one. Another
9 one is Sure Guard Roofing gave us one. So we're
10 waiting for some other people to get back with us so we
11 can go from there.

12 But I was just curious. It sat there all
13 that time. Just like every time we're over there, I'm
14 out there walking around, the police ride down on me.
15 And I'm like, "Where was you all at when they was over
16 here stealing?" You know, we're over there, we're
17 getting plowed or whatever, somebody riding down on
18 you. But before then, all that time, it was
19 interesting, I'd ride right by here and all that stuff
20 that was threw out there, wasn't nobody around.

21 So now somebody is showing interest in
22 something, trying to do something good for the City
23 and -- you know, and it's just -- I'm just curious, you
24 know.

25 HEARING OFFICER: This will require a site

1 plan approval, I would assume.

2 MR. KOLBE: Uh-huh.

3 MR. BOLEK: Yeah.

4 HEARING OFFICER: And is it too early for a
5 Property Maintenance Inspection?

6 MR. BOLEK: Well, he wouldn't --

7 HEARING OFFICER: Or is that not required?

8 MR. BOLEK: They're going to require --

9 MR. KOLBE: It would be a team inspection.

10 MR. BOLEK: -- a team inspection. And I
11 think, beyond that, to go into a team inspection at
12 this point, they're going to tell him the same; this
13 needs to have a full set of plans, which he's trying to
14 get.

15 You're going to have to have a full
16 commercial package.

17 HEARING OFFICER: Yeah.

18 MR. BOLEK: So the property -- even the team
19 inspection, at this point, probably is --

20 HEARING OFFICER: A mute point?

21 MR. BOLEK: -- a mute point because it's
22 going to need to go through zoning, it's going to need
23 to go through, you know, all those steps.

24 MR. BOLDS: All right.

25 HEARING OFFICER: Have you checked with the

1 Planning Department on what --

2 MR. BOLDS: No.

3 HEARING OFFICER: -- the requirements are --

4 MR. BOLDS: No, I haven't checked --

5 HEARING OFFICER: -- for your intended use?

6 MR. BOLDS: I haven't checked with them. I
7 checked with a contractor, Mr. Lee and them. And they
8 said -- they told me they would -- you know, when they
9 go -- whoever the contractor would be, they would pull
10 all the -- everything. Because it's not going to be a
11 bar so you can make sure that's not going to happen,
12 it's just for youth and young adults. It's a nonprofit
13 where we'll be serving the kids after school program
14 and wrap-around with the family.

15 What we're trying to is trying to get a bid
16 on everything that must be done for electrical,
17 heating, cooling and whatever else for the parking lot.
18 And then -- and they was supposed to pull everything.
19 But whatever needed to be done, that's not a problem
20 for me to --

21 HEARING OFFICER: Yeah.

22 MR. BOLDS: -- you know, go do it.

23 HEARING OFFICER: Well, what -- what --
24 because of the change of use in this property, you're
25 going to have to go through a site plan approval

1 process.

2 MR. BOLDS: Yeah, I'm familiar with it.

3 HEARING OFFICER: And if your contractor
4 hasn't checked with the Planning Department, you should
5 do that. Because to -- not that it's a bad idea to be
6 working on your designs because you would certainly
7 need that for your site plan approval. But the
8 planning process may require things that your
9 contractor might not be including in their budget or
10 their scope of work. So there -- there could be
11 certain site improvements such as landscaping or
12 lighting, things like that, that are going to have an
13 impact on what you do.

14 MR. BOLDS: Okay.

15 HEARING OFFICER: Should -- should we hold
16 this over?

17 MR. BOLDS: And also for the -- for -- I
18 did -- but I can bring it down and show where the
19 building's been secured in the back. I did take the
20 picture of the back. I thought their main concern when
21 they said it was unsafe because those -- the guy,
22 somebody from the City that used to work for the
23 city -- because I used to work for the City -- because
24 of how the little things was up there. But it's all
25 secured. It's secured. You know, because it sat

1 there, no doors and all that stuff for a while. So
2 there, it's totally secured.

3 HEARING OFFICER: Okay.

4 MR. BOLDS: And it's being patrolled.

5 HEARING OFFICER: What we're going to do
6 is --

7 MR. KOLBE: I would put this in with, like
8 the apartment, I think we'll give him until April to --

9 HEARING OFFICER: Yeah.

10 MR. KOLBE: -- pull the permit and --

11 MR. BOLDS: And also --

12 MR. KOLBE: If then he hasn't done it --

13 MR. BOLDS: -- who would have -- you're -- so
14 you told the other guy you're Rick. Who would I
15 contact down here for -- as far as to find out? What I
16 need to do is have a conversation with you or whatever
17 as to what me, as the homeowner -- I mean, as the
18 business owner, what all it needs so when I go and I
19 talk with contractors and everything, I would know what
20 to look for.

21 MR. BOLEK: Your first step probably would be
22 with Gordon.

23 MR. KOLBE: Yeah, it would be with the
24 Planning Department.

25 MR. BOLEK: With the Planning Department.

1 MR. BOLDS: Okay.

2 MR. BOLEK: That's Gordon Bowdell.

3 MR. BOLDS: B-O-D-E-L-L?

4 MR. BOLEK: B-O-W-D-E-L-L.

5 MR. BOLDS: Do you have his number?

6 MR. KOLBE: 248-758-2814.

7 MR. BOLDS: Okay. I'll do that.

8 HEARING OFFICER: Yeah. I would do that

9 before you get too much further into this so that you

10 understand what's required from the Planning Department

11 and zoning side of the project. Okay?

12 MR. BOLDS: Okay.

13 HEARING OFFICER: And we'll hold this over

14 until April. That gives you three months now to try to

15 pull things together and get a plan of action.

16 MR. BOLDS: Okay. And I appreciate it. I

17 missed the beginning of the meeting. I -- like I said,

18 my name's Yohannes. What was your name, sir?

19 HEARING OFFICER: George Hartman.

20 MR. BOLDS: George Hartman?

21 HEARING OFFICER: H-A-R-T-M-A-N.

22 MR. BOLDS: All right. Like Mary Hartman

23 Mary Hartman?

24 HEARING OFFICER: Yes.

25 MR. BOLDS: And Rick, what's your last name?

1 MR. BOLEK: Bolek.

2 MR. BOLDS: Okay. B-O-L-I-C-K?

3 MR. BOLEK: B-O-L-E-K.

4 MR. BOLDS: B-O-L?

5 MR. BOLEK: B-O-L-E-K.

6 MR. BOLDS: Okay. And your name, sir?

7 MR. KOLBE: Dan.

8 MR. BOLDS: Dan?

9 MR. KOLBE: Last name is Kolbe.

10 MR. BOLDS: K-O-L-B-Y?

11 MR. KOLBE: K-O-L-B-E.

12 MR. BOLDS: All right. I appreciate you

13 gentlemen with that. But we -- you know, I just

14 wanted -- I was curious. I was like, this place sat

15 there all this time and nobody said nothing. And I

16 went and checked it out --

17 MR. BOLEK: Because the Building Department's

18 finally running, up and running full scheme.

19 MR. BOLDS: Catching up?

20 MR. BOLEK: So we're catching everybody now.

21 MR. BOLDS: Oh, okay. Well, there wasn't

22 nothing to hide. Trust me, this place is bigger -- my

23 place is as big as City Hall. So, you know, I know

24 it's going to be seen. So then I'll let people know

25 that we'll know that there's someone's over there and

1 that we make sure that the Sheriff's Department is
2 patrolling it and so, you know, people aren't dumping
3 or doing whatever.

4 MR. BOLEK: Well, actually that works.
5 Because when we went in to post it, they come in and
6 checked to see what we were doing so --

7 MR. BOLDS: Well, that's good. That's good.
8 We're a community partner. And also I have a state
9 trooper on my job.

10 MR. BOLEK: They're doing their job. Oakland
11 County Sheriffs is doing a bang-up job in this city.

12 MR. BOLDS: They doing what they supposed to
13 do. I ain't mad at them. As long as you're doing what
14 you're supposed to do, they going to do what they do to
15 everybody like this.

16 MR. BOLEK: Yep.

17 MR. BOLDS: All right. Thank you. Have a
18 good day. God bless.

19 HEARING OFFICER: You, too. Good luck.

20 165 Howard McNeil.

21 MR. BOLEK: 165 Howard McNeil posted 1-3 of
22 '14. This says open to trespass in the rear door,
23 interior was being demoed. There's been some new PEX
24 piping installed. The water was leaking in the
25 basement so we called United Water to have it turned

1 off. There's abandoned vehicles in the driveway,
2 debris, overgrown. The water meter had been removed
3 and the water's spliced in so the water is being
4 pirated, gas meter's locked out. We placed a stop work
5 order on the building also.

6 We're recommending demolition.

7 HEARING OFFICER: Okay. Your name, sir.

8 MR. HERRON: Larry Herron.

9 HEARING OFFICER: Okay. And you're the
10 property owner?

11 MR. HERRON: Yes, sir.

12 HEARING OFFICER: And you just bought this
13 property when?

14 MR. HERRON: I had this property maybe about
15 a year and a half now.

16 HEARING OFFICER: Okay. And you haven't had
17 a Property Maintenance Inspection?

18 MR. HERRON: Yes, I had an -- actually, what
19 happened was I had a back -- back room on the property
20 had caught on fire and I came and put it out. And then
21 the City came out and I paid for a Property Maintenance
22 Inspection. This guy Tom came out, he inspected the
23 property. He told me that I would have to pull all
24 permits to put the -- the insulation and the drywall
25 back up there. And unfortunately I was incarcerated

1 and I haven't had a chance to get back over there.

2 But the vehicle that's there, that's my work
3 van. I just left it there so no one would actually,
4 you know, break in and take anything.

5 HEARING OFFICER: Okay.

6 MR. HERRON: But I went over there and
7 somebody kicked the back door in and took some tools
8 and everything up out of there, so --

9 MR. KOLBE: How long ago was this Property
10 Maintenance Inspection?

11 MR. HERRON: It's been -- it's been a little
12 bit over a year now, since I was incarcerated.

13 MR. KOLBE: He'll have to have a new Property
14 Maintenance Inspection.

15 HEARING OFFICER: Okay. We're recommending a
16 new Property Maintenance Inspection for \$200. Is that
17 a problem?

18 MR. HERRON: No, sir.

19 HEARING OFFICER: Okay. Can you do that
20 within seven days?

21 MR. HERRON: Yes.

22 HEARING OFFICER: Okay. So you have seven
23 days, then, to get a Property Maintenance Inspection or
24 apply for that.

25 MR. HERRON: All right.

1 HEARING OFFICER: And they'll schedule a date
2 with you when you apply for that.

3 MR. HERRON: Okay.

4 HEARING OFFICER: And assuming you do that,
5 this will hold over until our April meeting.

6 MR. HERRON: Okay.

7 HEARING OFFICER: At that Property
8 Maintenance Inspection, they'll once again tell you
9 what you need to do --

10 MR. HERRON: All right.

11 HEARING OFFICER: -- to clean up the
12 property. Do you have the ability to get things
13 cleaned up and back in order?

14 MR. HERRON: Yes, sir.

15 HEARING OFFICER: Okay.

16 MR. HERRON: Just out of curiosity, how long
17 does the -- does the Property Maintenance Inspection
18 last?

19 MR. KOLBE: No more than a year.

20 MR. HERRON: No more than a year? Okay.

21 MR. KOLBE: Yeah. And that's why I was
22 asking how long it was. When you said it was over a
23 year --

24 MR. HERRON: Yeah, it's been over a year.

25 MR. KOLBE: -- it needs to have a new one,

1 correct.

2 MR. HERRON: It's been about a year.

3 HEARING OFFICER: Okay.

4 MR. HERRON: Okay.

5 HEARING OFFICER: So --

6 MR. HERRON: All right. Thank you, though.

7 HEARING OFFICER: -- seven days and --

8 MR. HERRON: Seven days.

9 HEARING OFFICER: -- we'll hold this over
10 until April.

11 MR. HERRON: All right.

12 HEARING OFFICER: Thank you.

13 103 Blaine.

14 MR. BOLEK: 103 Blaine posted 1-3 of '14.

15 This structure was boarded by the federal programs, the
16 porch rotted, shingles missing, electrical work had
17 been done with no permits. There's debris, unkempt,
18 soffits and fascia rotted, porch was being worked on
19 with no permits. The electric service had been jumped.
20 Now the electric service is cut to the house. Gas
21 meter's locked out. A Property Maintenance Inspection
22 was performed on 4-15 of '13. All permits were
23 required. No -- I'm sorry the building permit was
24 pulled on 10-15 of '13. None of the other permits had
25 been pulled.

1 We're recommending placement on the
2 demolition list due to lack of progress.

3 HEARING OFFICER: How long is that building
4 permit good until?

5 MR. BOLEK: It was obtained in October so
6 it's good until April.

7 HEARING OFFICER: Okay. Your name, please.

8 MR. MEDINA: Jorge Medina.

9 HEARING OFFICER: Okay. And you're the
10 property owner?

11 MR. MEDINA: Yes.

12 HEARING OFFICER: Okay. And is there a
13 reason that you haven't worked on the house or --

14 MS. PRECIADO: He says due to money; that's
15 just the only reason he hasn't been able to start yet.

16 HEARING OFFICER: Do we know when the funds
17 will be available to start work?

18 MS. PRECIADO: He said within the next week
19 he should be able to start.

20 HEARING OFFICER: And when does he expect to
21 complete his work?

22 MS. PRECIADO: He said it would probably take
23 him like three months.

24 MR. BOLEK: We need other permits pulled
25 before we can do anything. This has been -- I mean,

1 the electric service --

2 HEARING OFFICER: We need --

3 MR. BOLEK: -- was jumped and now it's been
4 cut to the house.

5 HEARING OFFICER: Uh-huh.

6 MR. BOLEK: There's -- I know there's --
7 there's drywall work been going on inside way back when
8 this was here the last time. So a lot of this stuff
9 has probably already been done without any permits
10 being pulled. And he's liable to have to take all the
11 drywall back out of the house so that the inspections
12 can be made.

13 HEARING OFFICER: Is that clear?

14 MR. BOLEK: I'm thinking this needs to get
15 passed along.

16 MS. PRECIADO: Yeah, that's clear.

17 HEARING OFFICER: Yeah. I mean, there was
18 work going on without permits.

19 MS. PRECIADO: Yeah. He said the only thing
20 that they had did was the replacement of the drywall.
21 But other than that, no other work was -- was done to
22 the house.

23 MR. BOLEK: Board of Appeals.

24 HEARING OFFICER: Yeah.

25 MR. BOLEK: They can deal with it.

1 HEARING OFFICER: Well, I think because of
2 the lack of progress here and the fact that work's
3 being done without a permit, we're going to move this
4 to the Board of Appeals, February 19th. Now --

5 MS. PRECIADO: What was that, February what?

6 HEARING OFFICER: February 19th. And if
7 you've pulled the rest of your permits that you need,
8 because you need an electrical permit --

9 MR. BOLEK: Plumbing and mechanical.

10 HEARING OFFICER: -- a plumbing and a
11 mechanical permit, if you can show to the Board of
12 Appeals that you've done that and you're making
13 progress on your work, then they should give you an
14 extension. Okay?

15 MS. PRECIADO: Okay.

16 HEARING OFFICER: All right?

17 MS. PRECIADO: All right.

18 HEARING OFFICER: Okay. Thank you.

19 MS. PRECIADO: Thank you.

20 HEARING OFFICER: 78 Hudson.

21 MR. BOLEK: Whoa. Did you get --

22 HEARING OFFICER: 78 Hudson.

23 MR. BOLEK: 78 Hudson posted 1-3 of '14.

24 This property had been boarded by the federal programs.
25 The plywood had been removed, debris, the roof was in

1 bad shape. There was some broken windows. The
2 electric meter had been jumped. Work had been done in
3 the house with no permits.

4 We're recommending placement onto demolition
5 list.

6 HEARING OFFICER: Okay. Your name, sir.

7 MR. DRAPER: Ronnie Draper.

8 HEARING OFFICER: Okay.

9 MR. DRAPER: One, this house was never
10 boarded by the federal programs. All the boards were
11 from the inside, meaning we boarded the house. That's
12 because the broken panes, we got those fixed. We
13 came -- we talked to the main guy downstairs, which I
14 recorded the whole conversation. He told us to get the
15 windows fixed, get the panes fixed and we should be all
16 right. We got the panes fixed, we came back. You all
17 kept saying it wasn't done so we showed you all
18 pictures.

19 MR. SHEPPARD: Then we -- I'm Andre Sheppard,
20 by the way. I'm on the property, also. Me and him
21 came last time in the same situation. What was it,
22 April?

23 MR. KOLBE: June.

24 MR. BOLEK: 6-26.

25 MR. SHEPPARD: Yeah, June. When it was time

1 for us to come, you guys said our case was closed, go.

2 MR. DRAPER: Yeah, you took our whole house
3 off the list.

4 MR. SHEPPARD: Off the list.

5 MR. DRAPER: And we don't --

6 MR. KOLBE: Basically, he was going to come
7 in and talk to Jeff and go over everything. When we
8 went back -- because this has been just kind of hanging
9 around. I said, "Jeff, have they talked to you?"

10 "Nope."

11 MR. DRAPER: Yes, we have.

12 MR. SHEPPARD: Yeah, we talked to Jeff.

13 MR. KOLBE: Since the last meeting?

14 MR. DRAPER: We have talked to Jeff.

15 MR. SHEPPARD: Yes.

16 MR. DRAPER: And that was -- we talked to
17 Jeff when -- that was before the City knew that we --
18 the house was given to us by Crystal Martin.

19 MR. KOLBE: But at the last meeting, you said
20 you were going to go in and talk to Jeff to go over
21 everything and he would be able, then, to recommend
22 dismissal of it. And since then, you haven't come back
23 in.

24 MR. SHEPPARD: You never told us.

25 MR. DRAPER: You never told us nothing like

1 that.

2 MR. KOLBE: You can check the minutes of the
3 last meeting. But that was what the crux was; you were
4 going to come in and talk to Jeff.

5 MR. DRAPER: You want us to talk to Jeff?

6 MR. KOLBE: Exactly. Because he didn't have
7 any recollection of -- you know, of a dismissal, just,
8 you know, take care of this and don't worry about it;
9 and that's what he said. We're not going to play go
10 between. If you said you talked to Jeff and that's
11 what it was, we want that conversation back again to
12 Jeff to make sure, "Yes, that's the understanding.
13 This is what it's going to be." And then he will give
14 our committee or Board a recommendation to have it
15 dismissed or, "No, they need to have the Property
16 Maintenance Inspection." I never discussed that.

17 It needs to go -- as I say, we're asking for
18 you to go back and talk to the gentleman you say you
19 talked to and get it ironed out and tell us what's
20 going on.

21 MR. SHEPPARD: What are we coming here for,
22 then? That's what I'm trying to understand. You're
23 sending us -- we're wasting our time coming and speak
24 to you guys, right?

25 MR. KOLBE: Well, basically because you

1 haven't come to -- and this is our way of -- we have to
2 communicate to you. So we need to have you come in and
3 talk to Jeff about it. We don't have a phone number
4 for you. There's no other way to --

5 MR. SHEPPARD: You can take mine down now.

6 MR. DRAPER: Take all ours down.

7 MR. SHEPPARD: (248) 747-1174.

8 MR. KOLBE: 1174?

9 MR. SHEPPARD: Yes.

10 MR. KOLBE: Okay. If you want to --

11 MR. DRAPER: Ronnie Draper, (248).

12 MR. KOLBE: (248).

13 MR. DRAPER: 296-9164.

14 MR. SHEPPARD: All of our names' on it.

15 MR. DRAPER: 296.

16 MR. KOLBE: 296?

17 MR. DRAPER: 9164.

18 MR. KOLBE: Okay. I will have Jeff give one
19 of you a call.

20 HEARING OFFICER: Do you have title to the
21 property now?

22 MR. SHEPPARD: Yes.

23 MR. DRAPER: Yes.

24 MR. SHEPPARD: Not with us. You mean with
25 us?

1 HEARING OFFICER: No, not with you.

2 MR. SHEPPARD: Yeah.

3 MR. DRAPER: Yeah.

4 HEARING OFFICER: I'm just asking because I
5 remember the first time you were in here --

6 MR. SHEPPARD: Right.

7 HEARING OFFICER: -- Ms. Martin was saying
8 she gave the house to you but there was no evidence of
9 it. And now they're --

10 MR. KOLBE: Yes. Since that time, it was
11 just before the last meeting, the title showed up at
12 Oakland County.

13 HEARING OFFICER: Okay. So how do you want
14 to handle this one?

15 Do we need a Property Maintenance Inspection?

16 MR. BOLEK: Well, that's what they were
17 supposed to do last time.

18 MR. DRAPER: He told us we didn't have to get
19 one, that all we needed was --

20 MR. BOLEK: I'm leaning towards that we move
21 this to the Board of Appeals. If they go in, Jeff gets
22 ahold of them, they get this taken care of and Jeff
23 says it's going to get dismissed, the Board of Appeals
24 can then dismiss it.

25 HEARING OFFICER: And will he write a

1 letter --

2 MR. KOLBE: Uh-huh.

3 HEARING OFFICER: -- explaining what needs to
4 be done? Because that's really what we need.

5 MR. SHEPPARD: Okay.

6 HEARING OFFICER: You know, we don't want to
7 stand here where -- you know, where you say, "Well,
8 this happened" or whatever. We need to get it in
9 writing so that you -- if everything's good, you don't
10 have to come back and you don't have to be bothered
11 anymore. So what we'll do is you need to schedule a
12 meeting somehow. Dan, you'll coordinate this?

13 MR. KOLBE: Sure.

14 HEARING OFFICER: For a meeting with
15 Jeff Bowdell, the head official.

16 MR. SHEPPARD: Uh-huh.

17 HEARING OFFICER: And assuming everything's
18 good, then your case will be closed. What we'll do is
19 we'll move this on to what's called the Board of
20 Appeals, which comes February 19th. But it sounds like
21 we can get this taken care of fairly quickly here.

22 So when the Board of Appeals meeting comes
23 up, if everything's good, you've got a letter from the
24 building official that says, "Hey, you need to do this,
25 this and this", you walk into the Board of Appeals, you

1 say, "Here's what we needed to do, here's proof we did
2 it", you're done. Okay?

3 MR. SHEPPARD: Okay.

4 HEARING OFFICER: Is that fair?

5 MR. DRAPER: Um-hmm.

6 MR. SHEPPARD: So are we going to get a phone
7 call or what are we --

8 MR. KOLBE: I will put it on Jeff's agenda.
9 If you don't hear from him by the end of the week,
10 please call the office.

11 MR. DRAPER: Okay.

12 HEARING OFFICER: Okay?

13 MR. DRAPER: All right.

14 HEARING OFFICER: Very good. Thank you,
15 gentlemen.

16 MR. KOLBE: 809 Palmer.

17 HEARING OFFICER: 809 Palmer.

18 MR. BOLEK: 809 Palmer posted 1-3 of '14.
19 This was a hazardous building, open to trespass, garage
20 and doors -- garage doors and windows were open, roof
21 was leaking in several places, rotted floors and
22 framing, the floors were dangerous, debris, overgrown,
23 unkempt, an unsecured pool. They had a Property
24 Maintenance Inspection on 10-16 of '13. All permits
25 were needed.

1 Daniel has come in and pulled all of his
2 permits so we're recommending postponement until the
3 April meeting to allow him time to rehab this property.

4 HEARING OFFICER: Okay. Your name, sir.

5 MR. ATI: Daniel Ati.

6 HEARING OFFICER: And you're the property
7 owner or the --

8 MR. ATI: The --

9 HEARING OFFICER: -- son?

10 MR. ATI: Yes.

11 HEARING OFFICER: Okay. Very good. And what
12 we're recommending is that this be held over until our
13 April meeting so that you can get started on your work.

14 MR. ATI: Yes.

15 HEARING OFFICER: Okay.

16 MR. ATI: It's been very cold outside, so,
17 you know, it's not moving as fast. But yes, we plan on
18 doing it.

19 HEARING OFFICER: Okay.

20 MR. ATI: As soon as spring, you know, jumps
21 in a little bit warmer, we'll -- we'll have it in full
22 circle.

23 HEARING OFFICER: Okay. So we'll hold this
24 over until our April meeting.

25 MR. ATI: Okay. 811 Stirling.

1 HEARING OFFICER: Are we doing all of his
2 properties?

3 MR. KOLBE: Yeah, we can do the 811 Stirling.

4 HEARING OFFICER: 811 South Stirling Avenue.

5 MR. BOLEK: 811 South Stirling posted 1-3 of
6 '14. This was boarded by the federal programs. The
7 skylight had been cracked or broken out, electric
8 service wires cut, gas meter gone, debris, overgrown,
9 unkempt. The rear deck is dilapidated, unsafe. A
10 Property Maintenance Inspection was pulled on this on
11 10-18 of '13. All permits were needed. Daniel's come
12 in and pulled all his permits so we're recommending
13 postponement until the April meeting to allow him time
14 to rehab this property.

15 HEARING OFFICER: Okay. And again, for the
16 record, your name, please.

17 MR. ATI: Daniel Ati.

18 HEARING OFFICER: Okay. And what we're
19 recommending is holding this over, again, as in the
20 other property, until our April meeting to give you a
21 chance to do your work.

22 MR. ATI: Okay. All right. Thank you.

23 HEARING OFFICER: Thank you.

24 MR. BOLEK: Thanks, Daniel.

25 HEARING OFFICER: Is that the last property

1 for you?

2 MR. BOLEK: Yes.

3 MR. ATI: I believe so.

4 HEARING OFFICER: Okay. Very good. Thank
5 you.

6 MR. KOLBE: 171 Willard.

7 HEARING OFFICER: 171 Willard.

8 MR. BOLEK: 171 Willard posted 1-2 of '14.

9 This is a vacant structure, stripped of the
10 mechanicals, open to trespass in the rear door and
11 windows, all metals had been stripped, overgrown,
12 unkempt, debris. It's a very unsafe house. The gas
13 meter's locked out the electric meter's off.

14 We're recommending demolition.

15 HEARING OFFICER: Okay. Your name, sir?

16 MR. FELTON: My name is C.J. Felton. I'm
17 here on behalf of Community Housing Network. We're
18 actually a neighbor. And as you may or may not know,
19 we have a significant development going into that
20 neighborhood. We're actually building on the lots
21 adjoining on Willard to the west and Jessie to the
22 north and across the street on Jessie.

23 We had been trying to reach the previous --
24 the current homeowner for several months now.

25 Actually, I think we started back in October. She left

1 the home quite some time ago. And the issue we've got
2 here, Charter One has not made any kind of attempt to
3 foreclose on the home yet, despite some encouragement
4 from us. Knowing that I was showing up at this meeting
5 today, I had another conversation. I think we may have
6 gotten some movement on that.

7 In my opinion, it would be a shame to tear
8 the home down. It was renovated by Lighthouse,
9 completely renovated by Lighthouse, in 2006 and it's --
10 I think, obviously, there's some things that need to be
11 done but we have homeowners that we think would be very
12 interested in purchasing that place after the
13 improvements are done. And it would be a shame to take
14 a property in that neighborhood down when we're --
15 we're making some progress in that area.

16 HEARING OFFICER: Yeah.

17 MR. FELTON: So I don't know how that -- how
18 you guys deal with that. But I would think, if you
19 could put that off until April, there will be some
20 movement.

21 MR. KOLBE: Without having an owner here,
22 it's very hard for us to do that.

23 MR. FELTON: I know.

24 MR. KOLBE: It needs an owner representing at
25 that stand, not somebody saying, "would have could have

1 should have." You know, you might be able to --

2 MR. FELTON: Sure.

3 MR. KOLBE: So --

4 HEARING OFFICER: You know, I think what --
5 what's going to happen, because the owner has
6 absolutely no interest in the property, not showing up
7 here today, this -- I'm going to recommend that this
8 move on to the Board of Appeals February 19th.

9 Now, since you obviously have an interest in
10 the property, it would probably be wise to show up at
11 that meeting and express your interest.

12 MR. FELTON: Okay.

13 HEARING OFFICER: And maybe you'd convince
14 the Board of Appeals to hold it off for another 90 days
15 to give you a further opportunity to try to secure the
16 property, you know. The -- the problem I have is
17 with -- without the owners showing up here, there is
18 obviously no interest in their part. And I -- I
19 understand your predicament.

20 MR. KOLBE: And it could be the bank shows up
21 on -- on the ownership's behalf, saying that they've
22 now taken ownership of the property, "We have somebody
23 interested in the sale. Can we take some time to take
24 care of it?" That would work also. It doesn't have to
25 be the occupant-owner.

1 MR. FELTON: Right.

2 MR. KOLBE: It could be the bank-owner.

3 MR. FELTON: Yeah, she's not -- I didn't -- I
4 was kind of -- that's why I didn't sign in; I was kind
5 of hoping that she showed up --

6 MR. KOLBE: Oh.

7 MR. FELTON: -- so that I could have a
8 conversation with her and see if we could work out a
9 short sale. Because she already had an approved short
10 sale with Charter One and just walked away.

11 HEARING OFFICER: Yeah.

12 MR. FELTON: But it would be a shame -- when
13 the City has got so many other vacant properties that
14 need to be taken a down, it would be a shame to spend
15 any money on one that doesn't need to come down.
16 Especially, they're making some progress right now.

17 HEARING OFFICER: Yeah.

18 MR. FELTON: So --

19 HEARING OFFICER: Yeah. The --

20 MR. FELTON: Right.

21 HEARING OFFICER: I -- I understand the
22 predicament and -- but unfortunately hands are tied.

23 MR. FELTON: Okay. Well, then February 19th
24 at 5:00 here, right?

25 HEARING OFFICER: That's correct.

1 MR. FELTON: Okay.

2 HEARING OFFICER: Yes, sir.

3 MR. FELTON: Thank you very much.

4 HEARING OFFICER: Thank you.

5 MR. KOLBE: It will be posted at the house,
6 also.

7 MR. FELTON: Okay. Great.

8 HEARING OFFICER: And 77 Blaine.

9 MR. BOLEK: 77 Blaine posted 1-3 of '14.

10 This property was boarded. There was no electric meter
11 at one time. There's been now a new electric service
12 installed. The deck in the -- deck and stairs to the
13 second floor is unsafe, debris, all windows and doors
14 were covered. There was a Property Maintenance
15 Inspection performed on 12-18 of 2012. Building and
16 electrical permits were needed. Building permit pulled
17 for 18 windows and four doors.

18 MR. KOLBE: He's got a --

19 MR. BOLEK: That permit's complete.

20 MR. KOLBE: Yeah.

21 MR. BOLEK: But the electrical permit expires
22 on 1-22 of '14 with no inspections. That just needs to
23 be finalized so a C of C can be issued.

24 So we're recommending postponement until the
25 April meeting so that he can get that completed so we

1 can maybe take this off the list.

2 MR. DINARDO: Yeah. Very good.

3 HEARING OFFICER: Your name, sir.

4 MR. DINARDO: Michael Dinardo.

5 HEARING OFFICER: Thank you. And how long --

6 MR. DINARDO: Yeah.

7 HEARING OFFICER: -- before you're done?

8 MR. DINARDO: Well, what happened was --

9 was -- was I -- I -- I put the meters on the house.

10 And -- this was back on December 17th I put the meters

11 on the house. I've been trying to call DTE and trying

12 to -- you know, with -- with the rain and everything,

13 they had all those outages and I don't even think

14 the -- I've been calling them every week, a couple

15 times a week. And I don't know if they even -- even

16 put the -- as of two days ago, they still didn't

17 connect to the pole yet.

18 So it's really getting me mad because I want

19 to put an alarm on there before I start doing other

20 things there, you know. But I don't think that they

21 even put my power in yet. As of two days ago, they

22 still don't have the power ran there yet.

23 HEARING OFFICER: Okay.

24 MR. DINARDO: So --

25 HEARING OFFICER: Well, what we're

1 recommending is we'll hold this over until our April
2 meeting. So hopefully by then --

3 MR. DINARDO: Yeah. Because the electrical
4 would be done by now but I don't have any power there
5 yet so I don't even know what's live and what's not
6 live.

7 HEARING OFFICER: Yeah.

8 MR. DINARDO: So it's tough right now. So
9 I'm going to have to try to get the electrical permit
10 postponed so I can do that also.

11 MR. BOLEK: You mean extended?

12 HEARING OFFICER: Extended, yeah.

13 MR. DINARDO: Yeah. It's going to end pretty
14 soon. And I don't have any power there yet.

15 MR. BOLEK: So just come in and extend your
16 permit.

17 MR. DINARDO: That's what I'm going to do.

18 MR. KOLBE: Final that out and then we'll do
19 one more final building inspection of it and then you
20 can have your C of C issued.

21 MR. DINARDO: Thank you very much, guys.

22 HEARING OFFICER: Okay. You're welcome.
23 Good luck.

24 MR. DINARDO: Thank you.

25 MR. KOLBE: And the last one is 59 Home.

1 HEARING OFFICER: 59 Home.

2 MR. BOLEK: 59 Home Street posted 1-3 of '14.
3 This house had a Property Maintenance Inspection on 7-9
4 of '13. All permits -- well, building permit,
5 electrical permit and plumbing permit were needed. A
6 mechanical gas pressure test was needed.

7 We're recommending postponement to April if
8 the rough trades inspections pass by the end of
9 January.

10 HEARING OFFICER: Okay. And your name, sir.

11 MR. HORTON: Marty Horton.

12 HEARING OFFICER: Okay. And --

13 MR. HORTON: I had my electrical inspection
14 done last Tuesday. Well, I had it done about three
15 weeks, four weeks prior to that. Me and the -- me and
16 Paul, which is the electrician, we had a few
17 misunderstandings on a few things, you know, as far as
18 like the smoke detectors go. He didn't really tell me
19 that they had to be hard wired into the house. He
20 might have mentioned it but I asked him at the same
21 breath if I could just put regular smoke detectors in
22 with the ten-year battery and he kind of said okay to
23 that.

24 But I had an inspection done Tuesday, which a
25 few minor things need to be done. My smoke detectors,

1 I'm going to probably go buy those next week, which I'm
2 getting the radio frequency ones. I'm just about
3 done -- I'm -- next Tuesday, I should be able to pass
4 and finalize my electrical.

5 My plumbing, I just had that done yesterday,
6 which I only had three minor things that has to be
7 done. That will probably be finalized probably by next
8 Tuesday. Like I said, I'm pretty much done, almost
9 done with the home.

10 HEARING OFFICER: Okay.

11 MR. HORTON: You know, I got my cabinets in
12 in the kitchen. I had to special order my countertop
13 because of the length of the wall. The boarded-up
14 windows, I think it's two boarded-up windows that's on
15 there. The one in the back of the house, it has a
16 window in there, I just left the board on it because
17 it's easy access for somebody just to break it and
18 crawl in it. My bathroom window is a special-order
19 window. It's kind of an expensive window so I need a
20 couple more weeks to order that.

21 But I'm pretty much done with the house. You
22 know, I mean, I'm trying to pass everything as I go.
23 You know, I'm really, really tired of running down
24 here. You know, I really showed a lot of progress on
25 getting this stuff done.

1 HEARING OFFICER: Okay. Well, we'll hold
2 this over until our April meeting. And hopefully, by
3 that time, you're done and we can close your case out.

4 MR. HORTON: All right.

5 HEARING OFFICER: Okay?

6 MR. HORTON: You said something -- how
7 long -- how much longer do I have on my permits, you
8 said? Or -- I think I'll have electrical and -- I
9 think the only one I have to probably extend is my
10 building.

11 MR. KOLBE: No, the -- the August, September,
12 October, November, December, January. Yeah, you're --
13 all of them are probably going to have to be --

14 MR. HORTON: Well, I called down here and
15 asked on my electrical and plumbing and she said I had
16 until -- I think I want to say May, May or June or
17 something like that she told me.

18 HEARING OFFICER: Are they good for a year --

19 MR. KOLBE: Did you --

20 HEARING OFFICER: -- or six months?

21 MR. HORTON: I think it --

22 MR. KOLBE: Six months. The plumbing permit
23 was issued on August 1st of 2013.

24 MR. HORTON: Right.

25 MR. KOLBE: So I don't know where the June

1 day is coming in there, unless you've already had it
2 extended for some reason.

3 MR. HORTON: Even on this paper here, my
4 electrical, it says, "Date expires, 5-7-2014." And
5 this is off the actual electrical permit off the
6 computer.

7 MR. KOLBE: Oh, okay. I -- it -- it should
8 only be five months. And I'll find out what the glitch
9 was. But if that's what it has, then that wouldn't
10 have to be extended, we'll take it.

11 MR. HORTON: Okay.

12 MR. KOLBE: But typically a permit is only
13 done for a six-month period.

14 MR. HORTON: Okay.

15 MR. KOLBE: So if it happened to have a date
16 longer than the six months, something in the computer
17 glitched out and gave you a longer date. The building
18 permit was issued on July 26 of 2013 so, based on that,
19 it should be expiring here fairly shortly.

20 MR. HORTON: Right. Now, what is the
21 extension fees or --

22 MR. KOLBE: The extension is \$50.

23 MR. HORTON: Okay.

24 MR. KOLBE: You need a letter giving the
25 address, of course, your -- your name, the permit

1 number and the reason for the extension -- or the need
2 for the extension.

3 MR. HORTON: Okay. Because I know usually
4 the building is the last thing. That's why I couldn't
5 understand when she told me that my electrical and
6 plumbing was longer than the building.

7 MR. KOLBE: That's because it was applied for
8 after --

9 MR. HORTON: Okay.

10 MR. KOLBE: -- you applied for the building.

11
12 MR. HORTON: I thought I had applied for them
13 all at one time.

14 MR. KOLBE: No. You applied for your
15 building permit, it was issued on the 26th of July.

16 MR. HORTON: Right.

17 MR. KOLBE: Which it's the same as your
18 electrical.

19 MR. HORTON: Okay.

20 MR. KOLBE: But the plumbing permit was not
21 issued for almost two months after -- or a month after
22 that.

23 MR. HORTON: Okay. All right. That's what
24 the reason --

25 MR. KOLBE: So that's why the -- the -- the

1 date discrepancy.

2 MR. HORTON: Okay.

3 MR. KOLBE: But I don't know the --

4 MR. HORTON: April is plenty of time so --

5 MR. KOLBE: But you need to get your rough
6 inspections, trade inspections done.

7 MR. HORTON: Like I said, these are the minor
8 things here that he gave me on the list to finalize it.

9 MR. KOLBE: Right. But just --

10 MR. HORTON: So --

11 MR. KOLBE: But you weren't here earlier. As
12 I said, the completion of those permits are mile
13 markers.

14 MR. HORTON: Right.

15 MR. KOLBE: And it shows the Hearing Officer
16 that -- you know, the permit being issued is only
17 saying that you're at the starting line. And those
18 rough inspections, final inspections are the mile
19 markers that's showing that you're making those --
20 progress with --

21 MR. HORTON: Well, I'm working on a final
22 now so --

23 MR. KOLBE: Yeah.

24 MR. HORTON: -- like I said, I had the
25 extension --

1 MR. KOLBE: Well, you need to get the -- the
2 rough finaied out first, then you'll do a rough
3 building.

4 MR. HORTON: See, that's the thing. See, you
5 all not understanding what I'm saying here. When
6 they -- when I did the -- they put me down as total
7 rehab.

8 MR. KOLBE: Uh-huh.

9 MR. HORTON: Okay? My house wasn't a total
10 rehab. The work that was being done in the house, if
11 you see from the pictures, the holes in the walls and
12 stuff like that, I did all those holes in the walls.
13 Those holes in the walls was not just there, I put them
14 there because I was rewiring the home at the time.

15 MR. KOLBE: Okay.

16 MR. HORTON: I didn't have to rewire the home
17 but I don't like old wiring in my house, you know, the
18 old --

19 MR. KOLBE: Okay.

20 MR. HORTON: -- 220 wiring where everything
21 is connected to one. You know, you blow the living
22 room, you might blow the bedroom upstairs; I didn't
23 like it like that. So I wanted to rewire my whole
24 home --

25 MR. KOLBE: Okay.

1 MR. HORTON: -- to separate breakers and
2 stuff like that. But, like I said, with the rough and
3 all that, I didn't understand the rough. They didn't
4 come out to do a rough. They basically came out and
5 did the inspections and that was it.

6 So it's -- I understand what you're saying
7 about the three stages; the rough, this and that done.
8 That's not how they doing it.

9 MR. KOLBE: Well, that's because you didn't
10 call it in on time. It's not that we didn't change
11 anything. You changed it, you know.

12 MR. HORTON: I mean, I didn't really change
13 nothing. I mean --

14 MR. KOLBE: Well, when you --

15 MR. HORTON: When they came out for the
16 inspections --

17 MR. KOLBE: When you rewired the house and
18 get all the wires out this box, before you put drywall
19 in, you call for a rough inspection.

20 MR. HORTON: Okay.

21 MR. KOLBE: That's where the rough is.
22 Whether you're --

23 MR. HORTON: You're saying when I rewired and
24 put everything into the box?

25 MR. KOLBE: Right.

1 MR. HORTON: Is that what you're saying?

2 MR. KOLBE: You should have had a rough
3 inspection. Then when you put all your little, you
4 know, switches --

5 MR. HORTON: Well --

6 MR. KOLBE: -- and the outlets and stuff,
7 then --

8 MR. HORTON: Well, I'll put it to you --

9 MR. KOLBE: -- you final it.

10 MR. HORTON: -- like this: They gave me a
11 break because the walls and everything was pretty much
12 already sealed in, stuff like that. So they kind of --

13 MR. KOLBE: Okay.

14 MR. HORTON: -- gave me a break on all of
15 that.

16 MR. KOLBE: Okay. But I'm still saying --

17 MR. HORTON: But I am going to talk to them
18 about all that.

19 MR. KOLBE: Yeah. Because that's --

20 MR. BOLEK: Stop in at the Building
21 Department tomorrow.

22 MR. KOLBE: Yeah.

23 MR. HORTON: I'll do that.

24 MR. KOLBE: Stop in because before you start
25 insulating and drywalling and all that kind of stuff,

1 they're going to want to make sure that the rough
2 inspections -- the trade inspections were done.

3 MR. HORTON: Okay.

4 MR. KOLBE: And we don't -- we want to make
5 sure that we're not making you tear something out --

6 MR. HORTON: Right.

7 MR. KOLBE: -- before you --

8 MR. HORTON: Right.

9 MR. KOLBE: -- haven't done --

10 MR. HORTON: Right.

11 MR. KOLBE: -- something --

12 MR. HORTON: Right.

13 MR. KOLBE: -- down here. So --

14 MR. HORTON: Okay.

15 MR. KOLBE: -- I just want to emphasize I
16 don't want you to have to --

17 MR. HORTON: I'm not going put too much more
18 of nothing until he come to do the next inspection
19 and --

20 MR. KOLBE: Right.

21 MR. HORTON: -- kind of go from there.

22 MR. KOLBE: Yeah.

23 MR. HORTON: All right. Thank you for you
24 all time.

25 HEARING OFFICER: All right. Thank you.

1 MR. HORTON: And --

2 HEARING OFFICER: Good luck.

3 MR. HORTON: Hopefully I don't have to see
4 you in April.

5 MR. KOLBE: Well, they'll probably notify you
6 but, hopefully, it's just for a dismissal.

7 MR. HORTON: All right.

8 HEARING OFFICER: Okay.

9 MR. HORTON: Thank you.

10 HEARING OFFICER: Thank you.

11 Do you want to take a break?

12 (A recess was taken from 6:24 p.m.
13 to 6:28 p.m.)

14 HEARING OFFICER: Okay. 333 South Anderson
15 Avenue.

16 MR. BOLEK: 333 South Anderson Avenue posted
17 1-2 of '14. That is a vacant, fire-damaged structure,
18 boarded by the federal programs. Roof damage due to
19 the fire, siding's stripped, debris, unkempt,
20 abandoned, soffits and fascia rotted or stripped away,
21 gas meter's locked out, electric meter's gone.

22 We're recommending demolition.

23 HEARING OFFICER: So ordered.

24 87 North Edith.

25 MR. BOLEK: 87 North Edith posted 1-2 of '14.

1 Vacant, abandoned structure, open to trespass in the
2 windows. The roofing is shot, siding -- rotted siding,
3 unkempt, overgrown, gas meter's gone, electric meter is
4 on.

5 We're recommending demolition.

6 HEARING OFFICER: So ordered.

7 216 Going Street.

8 MR. BOLEK: 216 Going posted 1-2 of '14.

9 This is a vacant structure, open to trespass in all the
10 doors and windows, open to elements in all doors and
11 windows, the siding is stripped, windows broken out,
12 interior's trashed, all metals are stripped, debris,
13 overgrown, unkempt. The structure is showing early
14 signs of collapse. The gas meter's gone, electric
15 meter's off.

16 Recommending demolition.

17 HEARING OFFICER: So ordered.

18 247 Going Street.

19 MR. BOLEK: 247 Going Street posted 1-2 of
20 '14. This is a vacant structure that is beginning to
21 collapse. It's open to trespass in the doors and
22 windows. The roof has several holes in it. Windows
23 are broken out. The metals are stripped. The floors
24 are buckling, debris, overgrown, unkempt. The entire
25 floor system is compromised. Gas meter's locked out,

1 electric meter's gone.

2 We're recommending demolition.

3 HEARING OFFICER: So ordered.

4 373 Irwin Avenue.

5 MR. BOLEK: 373 Irwin Avenue posted 1-2 of
6 '14. This is a vacant, abandoned structure, open to
7 the -- open to the elements, with broken windows,
8 debris, overgrown, unkempt, has an abandoned boat in
9 the yard. The porch is collapsing. Gas meter's locked
10 out, the electric meter's off.

11 Recommending demolition.

12 HEARING OFFICER: So ordered.

13 502 North Johnson Avenue.

14 MR. BOLEK: 502 North Johnson. This is a
15 vacant, fire-damaged structure, open to trespass in the
16 doors and windows, siding's being stripped, fire debris
17 around the structure. Gas meter's off, electric
18 meter's off.

19 We're recommending demolition.

20 HEARING OFFICER: So ordered.

21 27 Kimball Street.

22 MR. BOLEK: 27 Kimball Street posted 1-3 of
23 '14 is a vacant, abandoned structure, open to trespass
24 in the windows, copper's stripped, mechanicals are
25 stripped, windows are broken, unkempt, gas meter's

1 locked out, the electric meter's off.

2 We're recommending demolition.

3 HEARING OFFICER: So ordered.

4 72 Kimball Street.

5 MR. BOLEK: 72 Kimball Street posted 1-3 of
6 '14. The side windows were broken, interior water
7 damaged from roof leaks, working on the house without
8 permits, overgrown, unkempt. However, they have pulled
9 their mechanical, plumbing and electrical permits.
10 They expire in May and June of 2014.

11 So we're recommending postponement until the
12 April meeting to complete repairs.

13 HEARING OFFICER: Okay. We will hold over
14 until the April meeting.

15 636 LeBaron Avenue.

16 MR. KOLBE: We did LeBaron, didn't we?

17 Okay.

18 MR. BOLEK: Yeah, it looks -- 636 LeBaron
19 should have been number four -- or number seven (sic).
20 That's Number 29 on our list.

21 MR. KOLBE: Yes, that was dismissed.

22 HEARING OFFICER: I do have it as dismissed
23 here. I just didn't have the testimony sheet.

24 MR. BOLEK: Okay.

25 MR. HORTON: 698 Livingstone Avenue.

1 MR. BOLEK: 698 Livingstone posted 1-2 of
2 '14. This structure's vacant, open to trespass. Some
3 windows and doors were boarded, interior appears to be
4 trashed, debris, unkempt, overgrown in the rear, no
5 electric meter. The garage is full of debris and
6 tires. There was a Property Maintenance Inspection
7 pulled on 8-28 of '13. All permits were needed. No
8 permits have been pulled.

9 We're recommending demolition due to lack of
10 permits permit or interest.

11 HEARING OFFICER: Okay. Excuse me. I'm
12 looking for my hearing sheet that goes with that, the
13 testimony sheet. I don't have it.

14 MR. KOLBE: I can always run another one
15 after the meeting. Is that it?

16 HEARING OFFICER: I mixed it up with LeBaron.

17 MR. KOLBE: Ahh.

18 HEARING OFFICER: Okay. I'm sorry. Your --

19 MR. BOLEK: So we're recommending demolition
20 due to lack of permits or interest in the property.

21 HEARING OFFICER: So ordered.

22 Okay. 54 Lewis Street.

23 MR. BOLEK: 54 Lewis Street posted 1-3 of
24 '14. This property was open to trespass in doors and
25 windows, it was fire damaged and vacant. The interior

1 was being demoed without permits. There was a dead
2 tree in the backyard, work -- electric work being done
3 without permits. Then the Property Maintenance
4 Inspection was performed on 7-3 of '13. Building
5 permit was pulled on 8-19 of '13, expires 2-15 of '14.
6 Plumbing permit pulled on 8-27 of '13. Electrical and
7 mechanical permits are still needed. No inspections
8 have been performed.

9 We're recommending demolition due to lack of
10 permits and progress.

11 HEARING OFFICER: So ordered.

12 42 Mark Avenue.

13 MR. BOLEK: 42 Mark Avenue posted 1-3 of '14.
14 It's a vacant structure, the porch is collapsing,
15 windows boarded, debris, overgrown, unkempt, gas
16 meter's off, electric meter's off.

17 Recommending demolition.

18 HEARING OFFICER: So ordered.

19 33 North Marshall Street.

20 MR. BOLEK: 33 North Marshall Street posted
21 1-2 of '14. It's a vacant structure, not maintained,
22 open to trespass in rear window, roof leaks, metals are
23 stripped, cabinets are gone. The garage has been
24 demolished. There's debris, it's -- steps are rotted,
25 paint peeling, chimney crumbling. A Property

1 Maintenance Inspection was done on 10-17 of '13. All
2 permits were needed. A demo was -- permit was pulled
3 for the garage, no other permits were pulled.

4 We're recommending placement on the
5 demolition list.

6 HEARING OFFICER: So ordered.

7 390 South Marshall Street.

8 MR. BOLEK: 390 South Marshall Street posted
9 1-2 of '14. This is a vacant, abandoned structure,
10 open to trespass in the doors and windows, interiors
11 are trashed, the metals are stripped, debris,
12 overgrown, unkempt, structure rotted in the front
13 corner of the house, gas meter's locked out, the
14 electric meter's gone.

15 Recommending demolition.

16 HEARING OFFICER: So ordered.

17 443 South Marshall.

18 MR. BOLEK: 443 South Marshall posted 1-2 of
19 '14. This is a vacant structure, open to trespass in
20 the rear doors, metals are stripped, debris, overgrown,
21 unkempt, gas meter's locked out, electric meter's off.

22 We're recommending demolition.

23 HEARING OFFICER: So ordered.

24 665 Melrose Street.

25 MR. BOLEK: 665 Melrose Street posted 1-3 of

1 '14. This is a vacant, fire-damaged structure. It's
2 severe fire damage to this structure, debris, unkempt.
3 The garage is full of debris, gas meter's locked out,
4 the electric meter has been ripped from the house. DTE
5 was called.

6 We're recommending demolition.

7 HEARING OFFICER: So ordered.

8 711 Melrose.

9 MR. BOLEK: 711 Melrose Street posted 1-3 of
10 '14. It's a vacant, abandoned structure, open to
11 trespass in all the doors and windows, soffits falling
12 off, rotted fascia, floors are rotted, structure is
13 settling. Metals are stripped, rotted structural
14 members, debris, overgrown, unkempt, gas meter is gone,
15 electric meter's gone.

16 We're recommending demolition to this
17 structure.

18 HEARING OFFICER: So ordered.

19 444 Osmun Street.

20 MR. BOLEK: 444 Osmun Street posted 1-2 of
21 '14. This is a vacant, abandoned structure, boarded by
22 the federal programs. The siding is missing, soffit
23 and fascia is missing or rotted, windows boarded,
24 debris, unkempt, overgrown, porch windows broken out,
25 porch deck collapsing, gas meter's off, electric

1 meter's gone.

2 Recommending demolition.

3 HEARING OFFICER: So ordered.

4 448 Osmun Street.

5 MR. BOLEK: 448 Osmun Street posted 1-2 of
6 '14. This is a vacant, abandoned structure, boarded by
7 the federal programs. Siding's being stripped, soffits
8 and fascia rotted and falling off, debris, overgrown,
9 unkempt, gas meter's gone, electric meter's gone.

10 We're recommending demolition.

11 HEARING OFFICER: So ordered.

12 91 South Paddock Street.

13 MR. BOLEK: 91 South Paddock Street posted
14 1-2 of '14. This is a vacant, abandoned structure,
15 open to trespass in the rear doors, open to the
16 elements in the rear doors and basement windows, siding
17 stripped, metals stripped, gutters falling off, debris,
18 overgrown, interior's trashed, electric meter off, gas
19 meter's off.

20 We're recommending demolition.

21 HEARING OFFICER: So ordered.

22 400 South Paddock Street.

23 MR. BOLEK: 400 South Paddock Street posted
24 1-2 of '14. This is a vacant, abandoned structure,
25 open to trespass in the doors, debris, overgrown,

1 unkempt, all metals stripped, kitchen cabinets gone,
2 gutters and awnings falling off, gas meter's gone,
3 electric meter's off.

4 We're recommending demolition.

5 HEARING OFFICER: So ordered.

6 407 South Paddock Street.

7 MR. BOLEK: 407 South Paddock Street posted
8 1-2 of '14. This is a vacant and abandoned structure,
9 open to trespass in the doors and windows, debris,
10 unkempt, overgrown, siding missing, interior's trashed,
11 all metals inside have been stripped, electric meter's
12 gone, gas meter's gone.

13 We're recommending demolition.

14 HEARING OFFICER: So ordered.

15 766 Pensacola Avenue.

16 MR. BOLEK: 766 Pensacola Avenue posted 1-2
17 of '14. This structure is being worked on currently,
18 there's debris in the rear of the yard. A Property
19 Maintenance was performed on 4-12 of '13. All permits
20 were needed. All permits had been pulled, the
21 mechanical permit has been finalized.

22 We're recommending postponement until the
23 April hearing, as it is progressing, although very
24 slowly.

25 HEARING OFFICER: Postponed until April.

1 16 Rose Court.

2 MR. BOLEK: 16 Rose Court posted 1-3 of '14.

3 This is a vacant, severe fire-damaged structure, open
4 to trespass in the doors and windows. There's holes in
5 the roof from the fire. It's open to trespass and
6 extremely dangerous currently, interior's trashed, gas
7 meter's locked out, the electric meter was removed from
8 the -- by the Fire Department.

9 We're recommending demolition.

10 HEARING OFFICER: So ordered.

11 178 Russell Street.

12 MR. BOLEK: 178 Russell posted 1-2 of '14,
13 another vacant and fire-damaged structure, open to
14 trespass in the rear, severe fire damage to the entire
15 structure, it's overgrown, debris, unkempt, gas meter's
16 offer, electric meter's off.

17 Recommending demolition.

18 HEARING OFFICER: So ordered.

19 94 Sheffield Avenue.

20 MR. BOLEK: 94 Sheffield Avenue posted 1-2 of
21 '14. This is a vacant structure, it was being rehabbed
22 without permits, the electric service not to code,
23 porch steps not to code. A Property Maintenance
24 Inspection scheduled on 10-8 of '13. All permits were
25 needed. No permits have been pulled.

1 We're recommending demolition.

2 HEARING OFFICER: So ordered.

3 83 Spokane.

4 MR. BOLEK: 83 Spokane posted 1-3 of '14.

5 It's a vacant, abandoned structure. It has broken

6 windows, interior's trashed, debris, overgrown,

7 unkempt, gas meter's off, electric meter's off.

8 Recommending demolition.

9 HEARING OFFICER: So ordered.

10 MR. BOLEK: 882 Stirling Avenue. Another

11 vacant and fire damaged structure, the roof has damage

12 from the fire, debris, garage is full of debris,

13 electric meter's been jumped, the gas meter's locked

14 out. We called DTE regarding the meter.

15 We're recommending demolition.

16 HEARING OFFICER: So ordered.

17 94 Wall Street.

18 MR. BOLEK: 94 Wall Street posted 1-2 of '14.

19 This is a vacant, abandoned structure, open in the

20 doors and windows. The structure's very dilapidated,

21 debris, the mechanicals are junk, the copper's been

22 stripped, porch is crumbling, electric meter's off, gas

23 meter's off.

24 Recommending demolition.

25 HEARING OFFICER: So ordered.

1 508 Whittermore Street.

2 MR. BOLEK: 508 Whittermore Street posted 1-2
3 of '14. This is a vacant structure, boarded by the
4 federal programs, siding's being stripped, boarded
5 windows and doors, there was a lot of debris there but
6 that was cleaned by Oakland County, the garage is
7 collapsing, overgrown, unkempt, gas meter's locked out,
8 the electric meter's gone.

9 We're recommending demolition.

10 HEARING OFFICER: So ordered.

11 155 Willard Street.

12 MR. BOLEK: 155 Willard Street posted 1-2 of
13 '14. Another vacant and fire-damaged structure, open
14 to trespass in all the doors and windows, severe fire
15 damage to the structural members, open to trespass,
16 debris, unkempt, a very hazardous structure, gas meter
17 off, electric meter is gone.

18 Recommending demolition.

19 HEARING OFFICER: So ordered.

20 177 East Wilson Street.

21 MR. BOLEK: 177 East Wilson Street posted 1-2
22 of '14. Vacant, abandoned structure, open to trespass
23 in the doors and windows, although it was boarded by
24 the federal programs. Siding is being stripped,
25 interior's trashed, the metals are stripped, debris,

1 overgrown, unkempt, gas meters locked out, the electric
2 meter's gone.

3 We're recommending demolition.

4 HEARING OFFICER: So ordered.

5 266 East Wilson Avenue.

6 MR. BOLEK: 266 East Wilson posted 1-2 of
7 '14. This is a vacant, abandoned structure, open to
8 trespass in the doors and windows, interior's
9 destroyed, the metals have been stiped, debris,
10 overgrown, unkempt, electric meter is off, gas meter,
11 however, is on.

12 Recommending demolition.

13 HEARING OFFICER: So ordered.

14 302 East Wilson Avenue.

15 MR. BOLEK: 302 East Wilson posted 1-2 of
16 '14. This is a vacant structure, unkempt, boarded
17 windows, electric meter and gas meter are on.

18 We're recommending demolition.

19 HEARING OFFICER: So ordered.

20 370 West Ypsilanti Avenue.

21 MR. BOLEK: 370 West Ypsilanti Avenue posted
22 1-2 of '14. This is a vacant, fire-damaged structure,
23 unkempt, dangerous building, boarded windows, gas
24 meter's locked out, the electric meter's cut.

25 Recommending demolition.

1 HEARING OFFICER: So ordered.

2 I had one more here and I just have this
3 sheet. 664 Markle.

4 MR. KOLBE: That was -- that was pulled.

5 HEARING OFFICER: That was pulled?

6 MR. KOLBE: Yeah.

7 HEARING OFFICER: Okay.

8 Any other business?

9 Next meeting is?

10 MR. BOLEK: April.

11 MR. KOLBE: April -- the second Wednesday of
12 April. I have two more meetings between now and then,
13 so I didn't get that far out. Sorry.

14 MR. BOLEK: Oh, come on.

15 HEARING OFFICER: I just want to make sure I
16 have the right date on my calendar.

17 MR. KOLBE: 9th.

18 HEARING OFFICER: April 9th. Okay. Any
19 other business?

20 That concludes tonight's meeting.

21 (Meeting was concluded at 6:48 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (157) pages, is a true and correct transcript of my said stenographic notes.

Date



Mona Storm
CSR-4460



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