CITY OF PONTIAC
HEARING OFFICER MEETING
WEDNESDAY, APRIL 9, 2014
4:00 p.m.

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Agenda:

Petitions from
Building Inspector,
Code Enforcement Officer,
Rick Bolek

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Meeting before a Hearing Officer at 47450 Woodward Avenue, Pontiac, Michigan, on Wednesday, April 9, 2014.

PRESENT:

George Hartman - Hearing Officer
Richard Bolek - Building Inspector, Code Enforcement Officer
Dan Kolbe - Clerk
Kevin Klopocinski - Code Improvement

OTHERS PRESENT:

Rose M. Seikert
Rocio Garcia
Antonio Garcia
Barry Hubbard
James Bennett
Peter Torok
Dawn Shelton
Natasha Reed
Lester Osby
Nicholas Stevens
Nate Stephenson
Martin Horton
Dan McCoubrey
Aaron Kimmerer
Jack Sandhu
Jermaine Cohen
Lee Todd
Rick Nixon
Francisco Gaytan
Erik Gaytan
Enrique Sanchez

OTHERS PRESENT CONTINUED:

Skip Nolte
Lee Todd
Kathleen Luttrell
Troy Jones
Krishina Shellman
Patty McBride
John Philipose
Patty McBride
Jewel Stephens
Zebedee Townsend
Thomas Askins
Roger Amy
Yohannes Bolds
David Bowen

REPORTED BY: Joanne Marie Bugg, CSR-2592

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Pontiac, Michigan
Wednesday, April 9, 2014
4:00 p.m.

MR. BOLEK: Call today's meeting to order. Can we all stand for the Pledge of Allegiance, please.

(Pledge of Allegiance recited.)

MR. BOLEK: Thank you.

HEARING OFFICER: My name is George Hartman. I'm the hearing officer for today. Gentleman, please introduce yourselves.

MR. BOLEK: Eric Bolek, building inspector, City of Pontiac.

MR. KLOPOCINSKI: Kevin Klopocinski, code improvement.

MR. KOLBE: Dan Kolbe, building department.

HEARING OFFICER: Okay. We're trying to call everybody in the order that they signed in. When your case is called, please come to the podium, state your name, and your status if you're the property owner, please. Our first case is?

MR. BOLEK: 69 West Strathmore.

HEARING OFFICER: 69 West Strathmore.

MR. BOLEK: 69 West Strathmore was posted on 3/28 of '14. This building, this is a structure that

has had permits pulled. They have since expired. There's been very little work on the project since the last posting.

This property's now posted in front of our hearing officer eight times. The city's recommending placement onto the demolition list due to lack of progress.

HEARING OFFICER: Yes, sir?

MR. NOLTE: Skip Nolte, property owner. We have had progress. We have had our heating and our electrical inspections, rough inspections completed. We're in the process of getting our plumbing. And I wanted to wait on renewing the permits until after this meeting because of that, so we're progressing.

HEARING OFFICER: Kevin?

MR. BOLEK: What has happened since the nine, since the nine, the September meeting of last year until now, we've witnessed very little progress here. There was some pretty good progress in the beginning last summer, and then it just stopped, and it has passed the rough inspections.

HEARING OFFICER: And you say you're ready for your mechanical, electrical inspections?

MR. NOLTE: We have the mechanical and electrical rough inspections, and we're ready to

complete it.

HEARING OFFICER: Okay. And what other permits are there?

MR. BOLEK: All the permits have to be extended. They're all expired.

MR. NOLTE: Well, the plumbing is new, and it's in the process of being completed now.

HEARING OFFICER: And what's your expected completion date?

MR. NOLTE: Next week.

HEARING OFFICER: On the whole house?

AUDIENCE MEMBER: No, the plumbing. Getting the plumbing --

HEARING OFFICER: Okay.

MR. NOLTE: -- done. And then after that, we can get a -- do our rough building. I know it's been a long time.

HEARING OFFICER: And when are you expecting for full completion on the home?

MR. NOLTE: We're shooting for this summer. I'm getting tired of paying for it.

HEARING OFFICER: What seems to be the holdup?

MR. NOLTE: We've had different processes. We've got some illness in the family, my wife and

whatnot. And we've had some issues, but wife off work, but, you know, things are back on track now.

HEARING OFFICER: Are you doing the work yourself or contracting it out?

MR. NOLTE: Well, because it's a rental property, we're contracting for all the mechanicals. We're doing the build outs.

HEARING OFFICER: Did it pass inspections?

MR. BOLEK: It has passed a couple of the roughs. I don't know when he's going to call for the building permit but, I mean, this has now gone on since June of 2012. It's been going on almost two years, and still not completed, and still not to the point of being -- you know, we're just now doing rough inspections.

We somehow need to make it imperative and get through that these can't drag on forever. We need to get them completed.

HEARING OFFICER: Do you have the funds to complete the project?

MR. NOLTE: That's not a problem. The winter's been rough. We had a tough time getting out there and working. We've done a lot of work. We had to basically re-level the whole floor, support it. Replace all the ceiling joists. We've rebuilt the back

room on the place, basically totally. So, I mean, it's taken some time. We've gotten it together. The place is safe. It's kept up. It's not an eyesore. It's not vacant, or it's not -- I had to recently put a security system in because people tried to -- keep breaking in to steal what, I don't know. There's nothing in there, but they still try to break in. But it's rolling.

HEARING OFFICER: All right.

MR. BOLEK: We need to keep pushing these forward all the time, too, and we're loading our agenda up with properties that we keep pushing forward.

MR. NOLTE: I understand.

HEARING OFFICER: I know what it's like when you build a home yourself but, you know, you do it in your spare time and whatnot, but I guess what we're looking for is some better progress here. Do you think, our next meeting is --

MR. BOLEK: July.

HEARING OFFICER: July. Do you think by July you're going to be drywalled, and trimming things out.

MR. NOLTE: Um-hmm. Definitely.

HEARING OFFICER: How about the outside of the home? It looks like it needs some painting, some siding work and whatnot.

MR. NOLTE: Well, the only siding work that needs to be done really is just what we're replacing some windows in that back room that we had to rebuild. I don't know how current your photos are but --

HEARING OFFICER: These are from -- some of them are from January so.

MR. BOLEK: No.

MR. KOLBE: The ones in the front are current. They should be from March on the 26th.

HEARING OFFICER: March 28th.

MR. NOLTE: Okay. There's some siding work on the east side, and the south side that needs to be done. That's the areas we have to rebuild the walls in.

HEARING OFFICER: Um-hmm. You know, I hate to push you on to the Board of Appeals.

MR. NOLTE: I appreciate that.

HEARING OFFICER: But I know we've talked before, and progress has been slow. I'd like to --

MR. NOLTE: It's been slow. If you want progress, I --

HEARING OFFICER: When will you extend your permits?

MR. NOLTE: I can do that at the beginning of the week. I'll try to get here on Friday. I can do

it in the beginning of the week for sure. I just want to make sure I have a property to do that on.

HEARING OFFICER: So we'll hold you over until our next meeting but --

MR. NOLTE: Okay.

HEARING OFFICER: You know, I hate to push you to the Board of Appeals here. You've got money invested here, but I think next time if you haven't -- if the pictures show that you haven't drywalled, that you haven't made any progress, it's not going to look favorable, you know.

MR. NOLTE: No. I understand. I appreciate it.

HEARING OFFICER: Okay. We'll hold you over until the next meeting.

MR. NOLTE: Great. Thank you. I'll be in next week to get the others extended. Are you going to require letters from my contractors?

MR. BOLEK: Yes.

MR. NOLTE: Just asking to extend it. Okay. Thank you.

HEARING OFFICER: What date is the next meeting?

MR. KOLBE: July 9th.

HEARING OFFICER: 928 Cameron Avenue.

MR. BOLEK: 928 Cameron posted 3/26 of '14. This is a very dangerous and hazardous house. There's roof leaks, holes in the roof, ceilings are collapsing. The basement had several feet of water in it at one time. Everything in the basement is rusted, rotted. It's overgrown. There's an abundance of debris. It's unkept. It's unhabitable. The interior's a complete mess with loads of debris in the inside.

She obtained a property maintenance inspection on 4/4 of '14. In order for this property to be -- any rehab done to it at all, the first course of action would have to be an abatement by a licensed abatement contractor for health and hazard issues.

We're recommended demolition of this structure for the condition that it's in.

HEARING OFFICER: Your name, please.

MS. SEIBERT: Rose Seibert.

HEARING OFFICER: Okay. And are you living in this house, ma'am?

MS. SEIBERT: Beg your pardon?

HEARING OFFICER: Are you living in this house?

MS. SEIBERT: No.

HEARING OFFICER: Okay.

MS. SEIBERT: Not at the moment. They

moved me out. I didn't even have time to take my furniture with me.

HEARING OFFICER: Okay.

MS. SEIBERT: But I'd like to try to rehabilitate the house.

HEARING OFFICER: Well --

MS. SEIBERT: I'd like to be able to fix it up. I have some relatives that are willing to help me.

HEARING OFFICER: I see. And last time you were in three months ago, you were going to clean the house up, and you had some relatives that were going to help you then. Has anybody helped?

MS. SEIBERT: Well, the inspector put a lock on the back door, and we couldn't get in the house to do it. It would have been done by now if they hadn't locked me out. I'd like to try anyways.

MR. BOLEK: The house was locked up because of the hazardous nature of the house.

MS. SEIBERT: I'd like to try anyway.

HEARING OFFICER: Were you living in this house in this condition?

MS. SEIBERT: Yes, I was.

HEARING OFFICER: Where do you live now?

MS. SEIBERT: In Davison.

HEARING OFFICER: Do you have the money to

fix this house up?

MS. SEIBERT: Well, I haven't got the figures yet. I have a relative. I'm trying to figure out just how much we'll need. I have at least some of it.

HEARING OFFICER: This house --

MS. SEIBERT: I was trying to borrow the rest.

HEARING OFFICER: Yeah. This house is in terrible, terrible shape with garbage all over inside.

MS. SEIBERT: It's not as bad as it sounds.

HEARING OFFICER: Well, it looks terrible in the pictures, ma'am.

MS. SEIBERT: Well, I haven't seen the pictures.

HEARING OFFICER: Are there animals living in this house?

MS. SEIBERT: No.

HEARING OFFICER: Are there any animals in the house?

MR. BOLEK: No. We had the animal control went over.

MS. SEIBERT: I'd like to at least have a chance to try to fix it up.

MR. BOLEK: There were animals living in

here.

MR. KOLBE: There's some carcasses in pictures.

MS. SEIBERT: If you give me a month to fix it up, and then call me back again.

HEARING OFFICER: There's been a property maintenance inspection, but no permits pulled?

MR. BOLEK: Right. Well, she just had the property maintenance done on 4/4. She scheduled 4/4 from the last meeting was in December. And she didn't schedule the property maintenance inspection until 4/4.

HEARING OFFICER: I think, I think this house is not saveable, ma'am.

MS. SEIBERT: Oh, I think it's saveable.

HEARING OFFICER: Well --

MS. SEIBERT: Give me a chance.

HEARING OFFICER: I'll tell you what, we'll give you -- I'm going to send this on to the Board of Appeals, and let the Board of Appeals make the decision on this, so you've got -- when is the Board of Appeals meeting?

MR. KOLBE: That is May 21st.

HEARING OFFICER: So the Board of Appeals meets May 21st, and you can bring your case to the Board of Appeals, and ask them for an extension of

time, okay?

MS. SEIBERT: I'm having a hard time hearing what you're saying.

HEARING OFFICER: I'm going to refer your case to the Board of Appeals.

MS. SEIBERT: Okay.

HEARING OFFICER: And that meeting is May 21st.

MS. SEIBERT: June 21st?

HEARING OFFICER: May 21st.

MS. SEIBERT: Oh, May 21st?

HEARING OFFICER: May 21st in this building right here.

MS. SEIBERT: Okay. Will I be able to get into the house during this time?

MR. BOLEK: When we went in and did the property maintenance inspection, we went in in full HAZMAT gear.

MS. SEIBERT: I didn't have a chance to get my valuables out, and I've got things in there I really need.

HEARING OFFICER: Do you have family members that can get you in the house?

MS. SEIBERT: What?

HEARING OFFICER: Do you have family members

that can get you in the house?

MS. SEIBERT: Do I have what?

HEARING OFFICER: Family.

MS. SEIBERT: Family?

HEARING OFFICER: Yes.

MS. SEIBERT: Yeah. I have quite a bit of family.

AUDIENCE MEMBER: Do you have family that can get you in the house?

MS. SEIBERT: What?

AUDIENCE MEMBER: Can your family help you get into the house?

MS. SEIBERT: Yes, yes.

AUDIENCE MEMBER: Okay. That's what they're saying.

MS. SEIBERT: Except will they take the lock off the back door? The inspector put a lock on the back door, and I haven't tried to get into it because they put the lock on. It's a little padlock on there. And you've got to take that off so we can get in.

AUDIENCE MEMBER: Can she get into the house with the padlock on it is what she's saying.

HEARING OFFICER: Yes.

MS. SEIBERT: I need the key to the

padlock.

HEARING OFFICER: I mean, it is her property.

MR. BOLEK: I think the only way we're going to allow that to happen, and we can allow that to happen safely is if she has family members that she can get -- try to get acquired between now and then, get them one day that we can let them go in and see what they can pull out of there.

MS. SEIBERT: I can't hear what they're saying.

MR. BOLEK: But nobody can go in the house without some kind of protection.

HEARING OFFICER: Are you a family member, ma'am?

AUDIENCE MEMBER: No. I'm just going to write this down for her so she can remember the dates.

MS. SEIBERT'S NIECE: I've got it written down. I'm her niece.

AUDIENCE MEMBER: Oh, okay.

MS. SEIBERT: I'm having a hard time hearing back here.

HEARING OFFICER: Yeah, I'll repeat this.

MR. BOLEK: Have them come to the office.

HEARING OFFICER: If she has personal

belongings in there that she needs to remove from the property, you need to make arrangements through the building department.

MS. SEIBERT: I can't hear you.

MS. SEIBERT'S NIECE: He's talking to me. I got it.

MS. SEIBERT: What did he just say?

HEARING OFFICER: Okay. And the building department will advise you on how to get into the property, okay?

MS. SEIBERT'S NIECE: Okay. It might be helpful, when she lived there, she couldn't see. She just had cataract surgery. Maybe she doesn't realize how bad it is inside. Can you let her see the pictures so she knows?

MS. SEIBERT: Don't say that.

HEARING OFFICER: Sure. Do you have a copy, Dan?

MS. SEIBERT'S NIECE: Well, you wanted to see the pictures. You need to see them.

MS. SEIBERT: Well, yeah.

MS. SEIBERT'S NIECE: I don't know what else to tell you.

MS. SEIBERT: Is he going to bring them out here?

MS. SEIBERT'S NIECE: Right there.

MS. SEIBERT: Let me see these.

HEARING OFFICER: Have you been in the house?

MS. SEIBERT'S NIECE: I've seen pictures. I haven't been in the house, no. I've seen pictures of it.

HEARING OFFICER: So you don't know if she has any special belongings in there or not?

MS. SEIBERT'S NIECE: I don't think so. And I'll tell you --

MR. BOLEK: The things that she described that she had interest in are completely destroyed with mold and delamination and filth.

MS. SEIBERT'S NIECE: Before this happened, when I talked to Rick, my brother went in there and found a few things that he thought she would want, and he took them out. There isn't anything else that's -- there isn't anything else.

HEARING OFFICER: Yeah.

MR. KOLBE: When she comes before the Board of Appeals, she needs to have a estimate of how much it's going to cost to rehab the property, and proof of financial wherewithal to do that. That's one of the questions they're going to ask her so she's prepared.

HEARING OFFICER: Okay. So, again, this is being referred to the Board of Appeals May 21st of this year.

MS. SEIBERT: Okay.

HEARING OFFICER: One month from now, or a little over a month, okay?

MS. SEIBERT'S NIECE: Say okay.

MS. SEIBERT: And can we get into the house?

HEARING OFFICER: That --

MS. SEIBERT'S NIECE: I'll arrange it with Rick.

MS. SEIBERT: Okay.

MS. SEIBERT'S NIECE: Okay?

HEARING OFFICER: Okay. Thank you.

MS. SEIBERT: Thank you.

HEARING OFFICER: 129 Judson Street.

MR. BOLEK: 129 Judson posted 3/27 of '14. This is a dilapidated structure. There is someone living in the house. The roof appears to be leaking. The front porch is rotted. The roof is rotted. The sidings are rotted. The house is -- the front porch is settling. The house is in serious need of repairs.

The owner did come into the building department to get some options, but hasn't done

anything at this point in time. The recommendation is demolition.

MR. TOROK: I'm Peter Torok. I'm the homeowner?

HEARING OFFICER: Okay.

MR. TOROK: I gave the other fella there a letter from Oakland County. They suspended their evaluation of a loan to have the property done.

HEARING OFFICER: And you're the owner of the property?

MR. TOROK: Yes. I live there, yes.

HEARING OFFICER: And you're trying to get a loan to fix the house up?

MR. TOROK: Yeah. They were supposed to come and do an inspection last month, but then they sent me that letter saying they were going to suspend that until I could get it off of the demolition list.

HEARING OFFICER: So they won't --

MR. TOROK: That's self-explanatory there.

HEARING OFFICER: Yeah. So they won't process the loan as long as you're on the demolition list?

MR. TOROK: No, they won't.

MR. BOLEK: The thing is it wasn't on the demolition list. It was on the dangerous building

list. It's not on the demolition list. It doesn't go on the demolition list until after this meeting, or after the Board of Appeals. So that letter is --

MR. TOROK: Well, they must have misunderstood then.

MR. BOLEK: Did you tell them it was on the demolition list when you explained it to them, or did you tell them it was on the dangerous building list?

MR. TOROK: No, I didn't -- I didn't tell them it was on the list. They discovered it somewhere theirself, I guess, or whether they had somebody come out and take a look or whatever. Maybe it's a misunderstanding. I can go back there and talk to them.

HEARING OFFICER: And this is your personal home?

MR. TOROK: Yes.

HEARING OFFICER: Have you had a property maintenance inspection?

MR. TOROK: No. I mean, I'm up on my utilities, and everything are up and running and everything.

HEARING OFFICER: Yeah. Are your taxes current?

MR. TOROK: I'm current on everything, yes.

HEARING OFFICER: Okay.

MR. TOROK: Taxes, utilities. Well, except the ones I got to pay tomorrow.

MR. KOLBE: The property maintenance inspection will tell the county exactly what has to be done in order to proceed. I was just going to say electrical, mechanical, plumbing permits are needed, so they would have a grasp of what we're going to require for the house to be put back onto the livable list.

HEARING OFFICER: That inspection's $200?

MR. KOLBE: $200, correct.

HEARING OFFICER: Do you have the $200 to pay for a property maintenance inspection?

MR. TOROK: No, I don't, not right now. I had some pretty high heat bills this winter and, you know, as cold as it was and everything, I'm pretty well down, because I'm just living on Social Security right now.

HEARING OFFICER: Yeah. Are you the only one living in the house?

MR. TOROK: Yes.

HEARING OFFICER: Did Oakland County tell you how much money they would give you? Is it enough money to fix the house up?

MR. TOROK: I don't know if I have that. I

had their amount here that -- I think you should have a copy of their original thing.

MR. KOLBE: Nothing's been submitted.

MR. TOROK: It says -- there's something in there that says the amount that they can go up to, if I can find the exact thing right here. I don't see it right offhand.

HEARING OFFICER: Would you be doing the work yourself?

MR. TOROK: No. They said -- I told them, I said, I can, you know, I've got some, you know, chop saw and saws and stuff I got that I can do some of that. You know, I rebuilt the front -- I built a set of front porch steps that were going. They were falling apart, and I rebuilt that. And I can build some things, but they said, no, just let the contractor do it.

HEARING OFFICER: Well, the porch roof certainly looks bad, and there's garbage in the yard.

MR. TOROK: Well, that's the tree limbs. I don't know if I told you the last time I was here that I'm just -- I'm in the process of cleaning up the brush from limbs that came down, and Edison came along and cut some more limbs down, put more of that stuff in the yard.

HEARING OFFICER: Well, I'm looking at -- I can't quite tell what it is, but it looks like furniture or something piled up out back.

MR. TOROK: I don't know. Let me take a look.

MR. KLOPOCINSKI: It's in the front.

HEARING OFFICER: It's in the front. Is that on his property, or is that next door?

MR. BOLEK: That's the neighbor's.

HEARING OFFICER: I'm sorry. That's the neighbor's property.

MR. TOROK: Oh, yeah. Yeah, somebody moved into the house. There's an empty lot.

HEARING OFFICER: Okay.

MR. TOROK: And somebody moved into the house next, and they thought the lot was part of their rental, and people have been dumping stuff in the back of it, and I guess there's some homeless people living back there.

HEARING OFFICER: Okay.

MR. TOROK: And they cleaned all this up. And they called for a couple of those flexible cans with baskets or what, and they brought all this stuff, and they piled it up in there. And then the woman that owns the property said that she wouldn't -- she wasn't

going to pay for the -- to have that hauled away. It wasn't hers, because the city owns that empty lot. And so they moved out or what, and that whole pile of stuff is still sitting there next to my fence.

HEARING OFFICER: What can we do?

MR. BOLEK: Let's do this. Let's postpone it until the end of month. That'll give us time to call these people, find out what his options are.

HEARING OFFICER: Yeah.

MR. BOLEK: If they won't do anything for him, then I think we should move it forward. But if they can guarantee us that they're going to try to do something with him, then it'll postpone until the July meeting.

HEARING OFFICER: Does your roof leak on the house?

MR. TOROK: Yeah, there's the one east side of it, there's some leakage in that one part of the roof. The rest, the other three sides of the roof are fine.

HEARING OFFICER: Okay. All right. So what we do is we'll postpone this. Give you a chance. We don't want to create any more difficulties if you're trying to get this improvement loan.

MR. TOROK: Yeah.

HEARING OFFICER: You know so --

MR. BOLEK: We're going to call this Barbara and see why they think that it's on the demolition list, and why it was withdrawn, when it's not actually on the demo list yet, and see if they can reinstate his application and attempt to get him a loan to do some repairs on the house. If they will not do that, then we probably are going to have no choice but to move forward. But if they're going to help him, then we can postpone that and give them time to try to get some repairs done.

HEARING OFFICER: Okay. So did you understand that?

MR. TOROK: Yeah.

HEARING OFFICER: So the building department will contact Oakland County.

MR. TOROK: And then they'll contact me, or do I have to go over there and talk to them? I guess I can go over there and talk to them and let them know what's going on.

HEARING OFFICER: Yeah, probably would be a good idea, and the building department will follow up, too.

MR. TOROK: All right.

HEARING OFFICER: So but we'll hold this

over to give you a chance to try to get the loan to fix the house up.

MR. TOROK: Other than that, I'm homeless.

HEARING OFFICER: Yeah. I hate to do that to you.

MR. TOROK: All right is that it? Thank you.

HEARING OFFICER: Thank you. 95 North Marshall.

MR. BOLEK: 95 North Marshall posted 3/26 of '14. It's a vacant structure. Was boarded by the federal program. Siding is being removed. Doors and windows are boarded up. The electric meter was off. Debris, unkept, brush. Soffit and siding materials are falling off the house.

They have obtained a property maintenance inspection on 4/22 of '13, but we are recommending postponement to the July officer hearing meeting to allow them time to continue the rehab of this house.

HEARING OFFICER: Okay. Your name, sir?

MR. COHEN: Jermaine Cohen.

HEARING OFFICER: Okay. And I guess unless you have something to add, we'll hold this over so you can get your property maintenance inspection.

MR. BOLEK: Well, they have that.

HEARING OFFICER: Oh, we have that?

MR. KOLBE: He's got permits. He's working on his rough inspections. Has one -- I think two of them scheduled this week. Slow progress, but he is making some. It's supposed to pick up here in the next -- by the next meeting.

MR. BOLEK: 4/22 of '13 is when he did it. The inspection was conducted in September. This is when he pulled it.

HEARING OFFICER: Okay. So we're going to hold this over, give you a chance to move things along then.

AUDIENCE MEMBER: Okay.

HEARING OFFICER: Thank you. 69 Putnam Avenue.

MR. BOLEK: 69 Putnam Avenue. Posted 3/26 of '14. This was a vacant structure. The porch was falling off. The aluminum siding was being stripped, and debris. Windows were blocked.

He had a property maintenance inspection performed on 4/26 of '13. He has his permits all pulled. Looks like the building permit will expire at the end of this month. We're recommended postponement to the July officer meeting, but it appears that he may have this finished up by that time.

MR. GAYTAN: We've had some slow progress because of the winter and cold, but we plan on getting more of work done probably coming months, and we plan on having a lot more advance on it.

HEARING OFFICER: Okay. When do you think you'll be complete?

MR. GAYTAN: Most likely by the next meeting.

HEARING OFFICER: Okay. All right. We'll postpone this again until next meeting. Thank you. Good luck.

MR. GAYTAN: Thank you.

HEARING OFFICER: 77 South Sanford.

MR. BOLEK: 77 South Sanford. Posted 3/26 of '14. It's a vacant structure. Windows are boarded. Chimney's deteriorated. Gutters are falling off the house. Overgrown. Grass not maintained. Debris. Steps don't meet code. There was work on the house early in this process with no permits. Permits now have been pulled, but no inspections have been scheduled. We're recommended placement on the demolition list due to lack of any progress.

MS. SHELTON: I'm not sure which house you have observed. The grass has always been cut. There is an inspection scheduled for tomorrow. And I have a

letter here from the electrician states that he's coming down for an inspection between now and the 15th. I'm not sure which house you're explaining, but not 77 South Sanford.

HEARING OFFICER: And you're the property owner?

MS. SHELTON: I am.

HEARING OFFICER: Your name?

MS. SHELTON: My name's Dawn Shelton.

HEARING OFFICER: Thank you. And your inspection tomorrow is for --

MS. SHELTON: It's for the furnace, heating.

HEARING OFFICER: Okay. Was there a property maintenance on this one?

MS. SHELTON: And he stated that there were permits -- the permits has been pulled all the way through. I came down and stated the contractors had been paid to come down. They were telling me that they had pulled the extension, had come down and filed for the extension. It has never been without a permit.

MR. BOLEK: This is the sixth time in front of us.

HEARING OFFICER: What work is being done inside the house right now?

MS. SHELTON: The furnace is completed. The

electrician is doing the work. The person for the drywall and the interior stated that they wanted them to be done before he starts. Whoever will be inside tomorrow, who has scheduled the inspection.

HEARING OFFICER: When do you expect everything to be 100 percent complete?

MS. SHELTON: By the next meeting.

HEARING OFFICER: Okay. And is this your home, or is this a rental?

MS. SHELTON: This is for one of my daughters.

HEARING OFFICER: She's got permits?

MR. BOLEK: Yeah.

HEARING OFFICER: We'll hold this over until the next meeting, and hopefully at that time you're complete.

MS. SHELTON: I would appreciate it. Thank you.

HEARING OFFICER: Okay. Thank you.

390 West Hopkins.

MR. BOLEK: 390 West Hopkins posted 3/26 of '14. This property was vacant. The interior's been destroyed from water damage. There's fire damage to the structure. The owners, new owners are currently working on plans and engineered designs to rehab this

property.

We're recommending postponement to the July meeting to allow them time to continue with the process they need to complete.

HEARING OFFICER: Your name, sir?

MR. MCCOUBREY: Dan McCoubrey.

HEARING OFFICER: Okay.

MR. MCCOUBREY: Basically, we're moving forward. It's just a matter of kind of getting a few more ducks in a row. And hopefully, we can get this thing straightened out for you.

HEARING OFFICER: Okay.

AUDIENCE MEMBER: Thank you.

MR. KOLBE: They had a structural engineering plan drawing to make sure that they were, you know, progressing in the right way, and then pulling the building permits and all that.

MR. MCCOUBREY: Getting close.

HEARING OFFICER: We'll hold you over.

MR. MCCOUBREY: Thank you.

HEARING OFFICER: Thank you.

MR. BOLEK: 194 Nebraska.

HEARING OFFICER: 194 Nebraska.

MR. BOLEK: 194 Nebraska. This structure has some roof and garage roof rotting. Garage is

collapsing. Some rotted structural members on the rear of the property. Debris. Overgrown. Unkept.

We're recommending demolition, but house may be lived in. It was uncertain. I believe they were here at the last meeting, and were supposed to pull a property maintenance inspection, if I recall.

MS. REED: No. That's not true.

MR. BOLEK: Why did we hold this over then? That's normally what happens. It seems to me there was something that had to be done with the rear of the structure with the porch post that's holding the corner of the house up.

MS. REED: Well, first of all, my name is Natasha Reed. We are a homeless family because of the City of Pontiac tearing our house down before with no notice. We found a place, which is 194 Nebraska. We found it last year in May. My husband, my children and I kept up the yard at all times. Five years prior to that, it was terrible.

MR. BOLEK: You're the owner?

MS. REED: Absolutely.

MR. BOLEK: You're the owner of this property?

AUDIENCE MEMBER: Yes, I am now.

HEARING OFFICER: When did you acquire this?

MS. REED: May of last year, and we've been paying on it ever since. It was actually given to us, because we were living in our car.

HEARING OFFICER: Who?

MS. REED: Earleen Davis.

HEARING OFFICER: Okay. Do you have title to the property?

MS. REED: Not yet. We still owe her about a thousand dollars.

HEARING OFFICER: Do you have a contract with her?

MS. REED: Yes, I do.

HEARING OFFICER: A land contract?

MS. REED: I brought it in the last time, yes. And some of the pictures that they had that they spoke of in the last meeting wasn't even the house at 194 Nebraska.

It's three things wrong with that house, and I have pictures. One is the light by the back door. We're working on that. Unfortunately, because of this bad winter, we were not able to get to it.

Two, it is a pillar in the back that needs to be fixed. But, again, because of all the snow, and it was so cold, we were unable to get to it.

Three was the garage. There's a hole in the

garage. How they seen it, I don't know, because it was covered in snow. But now that we do see it, it will get fixed. But we need time to get it done.

I just started working. Right now I get government assistance. So it's going to be real hard for me. We have seven kids, my husband and I, and we doing the best that we can. But we do not need ya'll to tear down another house where we'll be back in our car again. But we definitely need time.

HEARING OFFICER: Do we have last meeting's record?

MR. KOLBE: That's what I'm looking for right now.

HEARING OFFICER: Okay.

MS. REED: And I have current pictures of the house. As far as the structure, all the way around that house is beautiful and perfect at all times.

HEARING OFFICER: Can I see the pictures, please?

MS. REED: Yes, you can.

MR. KOLBE: Talking about the property maintenance inspection, it's $200.

MS. REED: I don't have $200. Here is the one light that they was saying needs to be fixed. This is the garage. This is since the snow, it has the date

there. This is the pillar that they're talking about.

HEARING OFFICER: Right.

MS. REED: And that's just mud and debris around the house. This is the pillars. We're working on that. We had Home Depot come out to give us, you know how they inspect it, and they tell you what you need to do, so they told us. So we're going to be doing a lot of the work ourself, which is just painting. They said these need painting. All we have to do is paint. And that's it in the front. That's the side. This is the porch. That's the front of the house. And that is dirt. That's nothing we can do about dirt and mud. That just needs to be painted. And this is the front of the house. There's a brand new roof on this house when we got it. Other than that, only thing it needs is a little TLC, some paint. That's my flower bed. But some of them pictures they had wasn't even our house that's in that package.

HEARING OFFICER: Okay.

MS. REED: And this is recent pictures that I took the other day.

HEARING OFFICER: What kind of condition is the inside of the house?

MS. REED: Perfect. It's perfect. Like it's a diamond in the rough, honestly. It's nothing

wrong with it. We live in there with no issues. Everything is perfect. It's only just those three things, and they will -- as soon as I get my first check, I literally just did my training today with her student.

MR. BOLEK: This whole second story, that's got to be made sure that that has the proper footing underneath it. Probably the brick, because bricks's not a structural.

HEARING OFFICER: Doesn't have to be reframed?

MR. BOLEK: A lot of it's got to be -- the whole thing doesn't, but the bottom portion's got to be fixed, and it's got to have the proper footing underneath it. It's carrying the second floor.

HEARING OFFICER: Do you have the $200 for the property maintenance inspection or not?

MS. REED: No, I don't. Today is my -- like I said, I just started the training with her. I'm not even officially hired on yet until I finish the training.

HEARING OFFICER: Because at our last meeting, that's what we had talked about it having the property maintenance inspection. We said we'd hold you over until this meeting to give you time to try to save

up some money.

MS. REED: Find a job, yep, and I literally just started.

HEARING OFFICER: I understand some of this stuff takes money to buy paint, and wood, and whatnot.

MS. REED: Well, we went to Habitat and bought paint. It just was about the weather.

HEARING OFFICER: Yes.

MS. REED: Like we already started with the front porch, and the contractor he's really working with us. Mr. Mitchell, he's going to come in. He said his permits and stuff. We went to FIA and put in an SER, an emergency relief thing to try to get some help from them. I've been to OSHA. I've been to Habitat. I've been to just about everybody to try to get some help.

HEARING OFFICER: Some of this stuff that obviously you can do that doesn't cost money is just clean up some of the -- there's some garbage, at least in these pictures, in front of the garage to make things look better. I don't know if that's --

MS. REED: That's from when I got the dumpster, and the wonderful citizens in the neighborhood dumped their stuff that overfilled the dump.

HEARING OFFICER: Okay. But I guess clean that up. Let's hold this over here until next month again.

MS. REED: I'm going to need at least 90 days.

HEARING OFFICER: Well, you've got 90 days until our next meeting in July.

MS. REED: Okay.

HEARING OFFICER: So the weather will be on your side, so but you still need that property maintenance inspection. You will need a permit to fix that column in the back.

MS. REED: Okay.

HEARING OFFICER: Okay. So hopefully your new job works out for you, and you can do a few of these things, and tidy stuff up, and that will get you off of our agenda.

MS. REED: Absolutely.

HEARING OFFICER: Okay. So we'll hold you over until the next meeting.

MS. REED: Okay. Thank you.

HEARING OFFICER: You're welcome. 180 West Pike.

MR. BOLEK: 180 West Pike. Posted 3/26 of '14. Property was boarded by the federal programs as

rotted roofing. Structures are crumbling. Boarded up. Debris. Unkept. There appears to be work going on. Permits. Dumpster on site. They pulled a property maintenance inspection on 2/13 of '13. All permits were required. A total rehab. Permis were pulled in July of last year. All permits have been extended to June of this year. We're recommending postponement to the July officer meeting to complete the --

HEARING OFFICER: Your name, sir?

MR. NIXON: Rick Nixon, owner.

HEARING OFFICER: Okay. And do you have any issues holding this over?

MR. NIXON: It's a huge house. I'm doing the complete tear out in the inside. It's going a lot slower than I hoped, but this nice weather is definitely accelerating things.

HEARING OFFICER: Okay. Very good. We'll hold you over.

MR. NIXON: Thank you.

HEARING OFFICER: Good luck.

742 West Huron.

MR. BOLEK: 742 West Huron. This is a vacant structure. Roof's leaking. The rear block wall is crumbling. Boarded windows. It's overgrown. Debris. Unkept. Gas meter's locked out. Electric

meter's disconnected. Recommending placement on the demolition list due to unsafe nature of the structure.

HEARING OFFICER: Your name, sir?

MR. PHILIPOSE: John Philipose.

HEARING OFFICER: Okay.

MR. PHILIPOSE: I just bought this property just over a year ago. And I just did inside cleaning, and I put up property for sale with Century 21. And I don't have any -- I'm just a small industry. I bought the property for, you know, sell it. But things have gone on almost a year. So I just needed more time so that, you know, they can sell or can do something with the property.

HEARING OFFICER: So you're just looking to sell this property?

MR. PHILIPOSE: Yes.

HEARING OFFICER: And you're not doing any work on it?

MR. PHILIPOSE: No, I just did the cleaning. That's all I did.

MR. KOLBE: Major issues.

HEARING OFFICER: From the pictures, it looks like there's some structural issues with the walls crumbling and falling apart, which is a safety hazard.

MR. PHILIPOSE: But if, you know, if I can get a potential buyer, you know, they can do whatever work. I don't know what other options are there.

HEARING OFFICER: I think based upon the pictures here, and the fact that you're doing no work, I know you want to sell the building, but there's a safety issue here. So I'm going to move this on to the Board of Appeals. Do you have anybody interested in buying the building?

MR. PHILIPOSE: I had somebody within six months, but he didn't have the finances to do.

HEARING OFFICER: Okay. Now, see, that's going to be a problem for people from the -- you know, they try to get a loan, and a building inspection is done, with some of the things I'm seeing here in the pictures, that's going to be difficult to do, to get a mortgage of any type.

So I'm going move this on to the Board of Appeals. And my recommendation is if you want to be successful with the Board of Appeals you might want to have an engineer's report saying what needs to be done, and what the cost would be to make the repairs.

MR. KOLBE: That meeting is May 21st.

HEARING OFFICER: May 21st.

MR. PHILIPOSE: Or if you could grant more

time so that, you know, I may have a potential buyer by that time.

HEARING OFFICER: And the Board of Appeals can grant you extra time.

MR. PHILIPOSE: Okay.

HEARING OFFICER: But what you need to do is have a plan in place for them saying here's what I will do as far as cleaning up the building maintenance, say cleaning up the site, okay?

MR. PHILIPOSE: Okay.

MR. KOLBE: I would suggest you come in for your inspection so you know exactly what has to be done to the property, mechanical, electrical, plumbing, as well as building so you can have a grasp of what it's going to cost to fix the building up, and go to the board.

MR. PHILIPOSE: Okay. Thank you.

HEARING OFFICER: Thank you.

MR. PHILIPOSE: July 31st, right?

HEARING OFFICER: I'm sorry?

MR. PHILIPOSE: Next Board of Appeals meeting?

HEARING OFFICER: May 21st.

MR. PHILIPOSE: May 21st, okay.

HEARING OFFICER: Yes.

MR. PHILIPOSE: Okay.

HEARING OFFICER: 1560 Joslyn Avenue.

MR. BOLEK: 1560 Joslyn Avenue. This was a vacant structure. They were working on it without permits, permits. Property maintenance inspection was performed on 3/13 of '13. It was a total rehab. They have obtained their permits, and some inspections. We're recommending postponing to the July hearing officer meeting to allow time to finish this project.

HEARING OFFICER: Your name, sir?

MR. KIMMERER: My name's Aaron Kimmerer.

HEARING OFFICER: Okay. And you're making progress?

MR. KIMMERER: Yeah, I'm almost finished. I'll be finished before the next meeting.

HEARING OFFICER: Okay.

MR. KIMMERER: I've got all my rough inspections. I just need to get my finals.

HEARING OFFICER: Okay. Very good. We'll hold this over then to our next meeting. And if you're completed at that time, then we'll discuss.

MR. KIMMERER: Okay. Thank you.

HEARING OFFICER: Thank you.

45801 Woodward Avenue.

MR. BOLEK: 45801 Woodward Avenue. Posted

3/27/14. This structure had some issues on the front with some facade issues, and there's some debris. We're recommending postponement to the July hearing officer meeting as the owners came in and made application to correct those repairs.

HEARING OFFICER: Your name, sir?

MR. ASKINS: Tom Askins.

HEARING OFFICER: Okay. And it's recommended to hold this over until our next meeting in July to give you time to correct things.

MR. ASKINS: Yes, sir.

HEARING OFFICER: And we will do that.

MR. ASKINS: Okay.

HEARING OFFICER: Thank you very much.

MR. ASKINS: See you.

HEARING OFFICER: 42 Franklin Boulevard.

MR. BOLEK: 43 Franklin Boulevard. Posted 3/26 of '14. This structure had some rotted components on it. The garage roof was deteriorated. The owner come in to obtain a property maintenance inspection. He needs to pull building permits, but also needs historical district approval. So we're recommending postponement due to the delay in getting historical district approval, and be able to obtain his building permit to make necessary repairs.

MR. HUBBARD: Barry Hubbard, owner.

HEARING OFFICER: Your name, sir?

MR. HUBBARD: Barry Hubbard. I am the owner.

HEARING OFFICER: Okay. And as you heard, recommending holding over until the next meeting, and unless you have anything to say we'll hold you over.

MR. HUBBARD: I am making progress. Thank you.

HEARING OFFICER: Thank you very much.

51 Gillespie Avenue.

MR. BOLEK: 51 Gillespie. Posted 3/27/14. This is a vacant structure. Roof is rotted. Foundation is collapsing and pushing in. Siding is dislodged. Interior's trashed. Debris. Overgrown. Unkept. Porch is rotting. Electric meter's off. Gas meter's locked out. Animals are undermining the property. We're recommending demolition.

HEARING OFFICER: Your name, sir?

MR. BENNETT: James Bennett, owner.

HEARING OFFICER: And you're the property owner?

MR. BENNETT: You make it sound a lot worse than what it is. It's all cosmetics.

MR. BOLEK: Are you the property owner?

MR. BENNETT: Yes. I bought it in December. In fact, I bought it before we had the last meeting here in December. I pulled a permit. You wanted an inspection. I called a couple times. All I got was voicemail. Never got no return calls. Winter was rough. I've been ready to start cleaning up the property, clean it up, and resell it. I'm ready to start cleaning the property up. I can't do anything. I've had a couple buyers interested in it looking at it. The same way, I can't sell it if you guys are going to demolish it.

HEARING OFFICER: And you have not applied for your property maintenance inspection?

MR. BENNETT: Yeah. It has to be, and I applied for an inspection. Like I said, every time I called --

MR. KOLBE: What number are you calling? What number are you calling?

MR. BENNETT: The number's on the permit they told me downstairs.

HEARING OFFICER: You paid for the inspection?

MR. BENNETT: Yes. It goes to the voice box.

MR. KOLBE: There's no record of it.

MR. BENNETT: Press one for inspections. Press one for inspections. All you do is go to voice box.

MR. KOLBE: They would return that call to you about 9 o'clock in the morning. All those messages are taken off and called and returned if you gave them your information. A lot of people call up, and they don't tell them what address. They don't give a phone number that they're talking about, any information so they can't return the call.

MR. BENNETT: I just left my name and phone number.

HEARING OFFICER: Do you have a receipt that you paid for the inspection?

MR. BENNETT: I didn't bring it with me, no.

HEARING OFFICER: So you do have a receipt?

MR. BENNETT: Yes.

MR. KOLBE: Come into the office either tomorrow or Friday, and we'll figure out what's going on. When you call in for an inspection, dial zero, and you'll get into the office if you're calling during the day. The inspection hotline is basically for people calling after hours. Contractors calling in who are out working during the day, and they're scheduling their inspections at night, at 7 o'clock, 8 o'clock at

night.

MR. BENNETT: I called at 11:00.

MR. KOLBE: If you dial zero, you'll get an operator in the office.

HEARING OFFICER: We'll hold this over until the next meeting?

MR. KOLBE: If he has his stuff in, you know, we can.

AUDIENCE MEMBER: The foundation's concrete block. It's crawl space for that. It's not load bearing. Nothing wrong with the roof. At one time there was a leak on the porch. Since I've had it, there's the signs of anything being wet. If there is a leak, it's a problem with the roof that's on the porch. The rest of the house is solid. It's been sitting vacant for years. Needs paint. Needs carpet. Electrical is all in. I got pictures of it if you want to look at it.

MR. BOLEK: The inside is not destroyed?

MR. BENNETT: It's all from the weather, but now it needs painting.

MR. BOLEK: Did you see the roof?

HEARING OFFICER: Yeah. The pictures say -- from the pictures it looks like it needs a roof.

MR. BENNETT: But like I say, the only place

it's showing any water signs is on the front porch. They're not wet now. I was over there this afternoon. It's not wet. With all the snow melting, and all the rain we had a couple days ago, if it was leaking, it should have been wet.

MR. KOLBE: Do you want to postpone it?

HEARING OFFICER: He's paid for the inspection.

MR. KLOPOCINSKI: There's no record.

MR. BOLEK: There's no record.

HEARING OFFICER: So if we push it on to the Board of Appeals.

MR. BOLEK: He can still fix it up.

HEARING OFFICER: Still fix it. So the Board of Appeals is six weeks away here, five weeks away. So I'm going to move this on to the Board of Appeals. So if you get your property maintenance inspection done before that meeting, which shouldn't be an issue, especially if you've already paid, so you need to prove that you paid for it, come down and see Dan or Rick in the building department, and then at the Board of Appeals say, hey, I've got my inspections. I know what I have to do. And then they'll extend you the time that you need, okay?

MR. BENNETT: Technically I would like to

sell it. It's hard to sell it when you've got this hanging over this.

HEARING OFFICER: Yeah.

MR. BOLEK: You won't be able to sell it until you get it completed anyway. Once you get it completed, then it can be sold when the permits are closed. You can't sell it before you get it completed anyway.

MR. BENNETT: I never had any intentions on living in it. I bought it, like I said, I bought it to clean it up and sell it. Let somebody else make a living with it.

MR. BOLEK: That's all the more reason to move forward.

HEARING OFFICER: Yeah, so this will be on the Board of Appeals meeting May 21st then, okay?

80 Moreland Street.

MR. BOLEK: 80 Moreland. Posted 3/26 of '14. This property was unkept. Windows were boarded. Debris. Property maintenance inspection was performed on 10/8 of '13. Plumbing, electrical, building permits were needed. They were pulled. The property appears to be almost complete and ready for final inspection, so we're recommending postponing it to the July officer meeting to complete this project.

HEARING OFFICER: Your name, sir?

MR. TODD: Lee Todd.

HEARING OFFICER: Okay. And it sounds like you're almost done?

MR. TODD: It is done. We actually called for plumbing and electrical inspections, and each of the inspectors we have one issue that they wanted changed. That's been done, and we're calling now for finals.

HEARING OFFICER: Okay.

MR. TODD: The property, all the work is completed.

HEARING OFFICER: Okay. So we'll hold this over until our next meeting. If everything is done, then we dismiss.

MR. TODD: We should have inspections either -- I think one's scheduled for this week, and one will be next week, and then we'll close the building.

HEARING OFFICER: Okay. Very good. Thank you. We'll hold over until next meeting.

MR. TODD: Thanks. I have one more.

HEARING OFFICER: Okay.

MR. TODD: Next one to start.

MR. BOLEK: You had two of them down on

here?

AUDIENCE MEMBER: Yeah, 526 Whittemore.

HEARING OFFICER: I'm sorry. What is the address?

MR. BOLEK: 526 Whittemore.

MR. TODD: Correct.

MR. BOLEK: 526 Whittemore. Posted 3/27/14. This is a vacant property. Windows are boarded. Siding, soffits, facia coming off. Evidence of all the metal's been stripped inside. Brush and tree limbs. Gas meter's locked out. Electric meter's off. Property maintenance inspection was pulled on 1/21 of '14. This inspection happened on 4/4 of '14. It was determined that this is a total rehab. All the mechanicals and wiring in the house have been removed. So we're recommending it be placed on the demolition list.

HEARING OFFICER: Okay. And your status?

MR. TODD: We've done nothing yet. We're doing three at a time. There's the one on Moreland, and two others are all three scheduled to be done next week. And the same guys that did those, will do the same work on Whittemore. We did just call for the property maintenance inspection, and it is a total rehab. Same plumbing, heating, electrical and building

contractor, so we'll do this one. We can probably have it completed by the next meeting.

HEARING OFFICER: Any reason to move it?

MR. KOLBE: Well, you can hold it over if they pulled all the permits by April 30th, then we'll hold it over to the July meeting. If they have not pulled the permits --

MR. TODD: That's fine.

MR. KOLBE: Move on to the Board of Appeals.

MR. TODD: I'll have all the permits pulled. The guys are just wrapping up the other three that we're finishing, and we'll move them over there.

HEARING OFFICER: Okay. We'll hold you over then.

MR. KOLBE: Thank you.

MR. TODD: Thank you.

HEARING OFFICER: Thank you.

56 Florence Avenue.

MR. BOLEK: 56 Florence. Posted 3/26 of '14. This property was open to trespass last summer. It has been purchased by the new owners. They have obtained their property maintenance inspection on December 23 of '13. They pulled their required permits. We're recommending postponement to the July hearing officer meeting to allow them time to complete

the renovations.

HEARING OFFICER: Your name, sir?

MR. GARCIA: My name is Antonio. And then I'm representing my wife, Rocio Garcia. She's the owner. And, yeah, we're working on it. I got some pictures on my phone. We already started working on the porch outside. But the weather, you know, was not really nice so, and then I work. I do the work myself. And I work Monday through Friday, so I try to do the weekends, you know, Saturdays and Sundays. But, yeah, I mean, like I say, we doing the progress.

HEARING OFFICER: Okay. So we'll hold this over until our next meeting then to give you time, right?

MR. BOLEK: Yep.

MR. GARCIA: Yeah, okay.

HEARING OFFICER: July, the July meeting.

MR. GARCIA: July 9th, right?

HEARING OFFICER: Yeah.

MR. KLOPOCINSKI: July 9.

MR. GARCIA: Thank you very much, sir.

HEARING OFFICER: Okay. Thank you.

756 East Columbia.

MR. BOLEK: 756 Columbia. Posted 3/26 of '14. This is a vacant structure. It's overgrown.

Debris. Unkept. There's a retaining wall in the driveway that's collapsing. There was a property maintenance inspection performed on 9/13 of '13. A building permit was required. That building permit has been obtained.

MR. KOLBE: And nothing's been done with it.

MR. BOLEK: 9/18 of '13, and so it should be it's probably about to expire, or it has expired. So we're recommending placement onto demolition list due to lack of progress.

HEARING OFFICER: Your name, name?

MS. MCBRIDE: I'm Patty McBride. I'm here representing the owner Franz Davaji (sp). I work for him.

HEARING OFFICER: Okay.

MS. MCBRIDE: This has never been put -- this has never been condemned. The house is fine. Basically we've had an issue. I think Mr. Davaji, from what he has told me, has talked to the building department on several occasions about the man next door went and put an egress and window in. And when he did, he went into the driveway structure. And my boss has been there two or three times to talk to them about getting this gentleman to fill that in or do whatever. We've had this house. We want to rent it out it. We

can't do that. We can't -- and with winter, we haven't done some of the other little things. You know, the debris. That's no big thing. We can do that right away. We can't sell it. We can't rent it. We can't sell it. We can't do anything. And we're still paying the taxes and everything else on it.

So we feel that the gentleman next door that dug this out to put his egress and window in was not doing this correctly. I don't know if he got a permit from the city or not, but it was not done properly. And even to walk around to the back, to walk through that, that's a dangerous situation on his property, I would think.

HEARING OFFICER: None of the garbage has been cleaned up. I've got pictures from March 26th.

MS. MCBRIDE: I'm not denying that. I said that we had not done anything at all, because we have not been there. My boss has been out of the state. But I said that's nothing. We'll get that cleaned up right away. We'll do that this week. The thing I'm concerned about, and my boss is is the fact that we can't do anything with this house because of that driveway. The guy came over. We tried to talk to him. He says it's not my fault. You do it. And he says but it is his fault, because the driveway would have never

been dug out had that egress window not been put in.

MR. BOLEK: I don't know the background on this. Whatever happened, happened before I was here, and I don't know when it happened. I don't know the details of who did what. The fact of the matter is is that there's been excavation done on the neighbor's house which has caused collapse and erosion to the driveway structure of this house. That's only part of the issue. The rest of the issue is the house itself. And in combination to those two issues is why it's brought before this board. And please understand when it comes before this board the house is not on the demolition list yet.

MS. MCBRIDE: Sure. I understand.

MR. BOLEK: The house is simply on a dangerous building list when it comes to this meeting the first time. So please don't misrepresent the fact that it's on a demolition list.

MS. MCBRIDE: Oh, I didn't. I just wanted to let you know we're going to go. If there's stuff outside that needs to be taken care of, that's not a problem. We'll get that done. As I said, we've been exceedingly busy with the winter and stuff, but we'll get there and do that. Our biggest concern is --

MR. BOLEK: They tell us that, Patty, and

this stuff has been there since last year when we went out there the first time.

MS. MCBRIDE: I'll make sure. Listen, I'll give you my word. It'll be done tomorrow. I'll tell the maintenance men myself to do it. Franz is not here. I'll do it.

HEARING OFFICER: How long has your boss owned this property?

MS. MCBRIDE: If I'm not mistaken, he bought this in the auction this past August of last year.

HEARING OFFICER: Have you been in the house?

MS. MCBRIDE: I personally have not, sir, no. I know they have told me that it was fine. It's ready to go, because I've had people who want to rent it out, and we can't do anything with it because of that. I mean, everything was good, I guess, when they bought it. They went through and said it was in good shape.

MR. BOLEK: And that's the issue at this point. The civil issue is with this neighbor issue.

HEARING OFFICER: Yeah. Besides the garbage that I see here, there's gutters and downspouts that are falling off the home.

MS. MCBRIDE: Yeah, yeah, that I did notice.

HEARING OFFICER: It's hard to tell if there's roof issues with it.

MS. MCBRIDE: No, I don't think so.

MR. BOLEK: In my mind, I think what needs to happen is if they want to save this property, they need to clean up the debris. Get the house fixed. And then get on the civil issue with the neighbor and get that resolved so that they can rent the house out. But when they get these houses, they don't do anything to them, and then we're stuck in this limbo.

HEARING OFFICER: Did they get a property maintenance inspection?

MR. BOLEK: Yes, they did.

HEARING OFFICER: What permits are required?

MR. BOLEK: On this it says they were only required a building permit.

HEARING OFFICER: At that time.

MR. BOLEK: At that time.

HEARING OFFICER: Which was a building permit for siding, gutter work; is that correct?

MR. BOLEK: Probably miscellaneous repairs.

HEARING OFFICER: Miscellaneous repairs.

MS. MCBRIDE: Yeah, as I said, the house is basically in sound condition.

HEARING OFFICER: You know, I would think

that if somebody's owned this house, even if you bought it at auction, you wouldn't want it sitting there for six or seven months like this.

MS. MCBRIDE: No.

HEARING OFFICER: And you would file your civil suit, but let's do this because --

MS. MCBRIDE: Sure.

HEARING OFFICER: You say that you can get this cleaned up here within a couple of days?

MS. MCBRIDE: Sure.

HEARING OFFICER: Why don't we move this on to the Board of Appeals. That's May 21st. That's five weeks down the road. And you show up to the Board of Appeals with pictures. I don't know, do you do an inspection before the Board of Appeals, or how do you do that?

MR. KOLBE: They'll do the same. They'll have pictures as well.

HEARING OFFICER: So if you've go updated pictures that show that you've cleaned everything up, if you need a building permit, I guess, find out why you need the building permit. We're suspecting that it's right now just from the pictures siding and gutter work.

MS. MCBRIDE: Okay.

HEARING OFFICER: And general items like that, maybe painting the garage. But you could have your permit in hand at that meeting, and then that just leaves the issue with the driveway, which maybe is more of a civil issue than a building issue.

MS. MCBRIDE: From what I understood, I mean, I talked to my boss at long lengths about this. And he's been down. The guy apparently just went ahead and did this. Did not get any kind of permits or anything else, from what I understand, which I would think would be under the building, you know, umbrella. Are we wrong in this, I guess, is my question, so that we know how to proceed, because, as I said, I know that John has been down a couple of times and talked to the building department about this, this exact issue, because we did want to move forward with it. But, you know, here again you can't put a car in there. I wouldn't even want to walk on that, you know, afraid it would collapse.

HEARING OFFICER: Yeah. Well, I don't know how the excavation was done.

MS. MCBRIDE: Sure.

HEARING OFFICER: Whether it had a permit or not. I have not seen that. But it would seem to me that you either commence civil action, or you find a

contractor that can tell you how to fix your driveway, and you spend the money, and then go sue the neighbor, if that's what you have to do. So, you know, I --

MR. KOLBE: If they put it in without a permit then there's an issue, right?

MS. MCBRIDE: Just so I understand it, it's out of the building department's hands?

HEARING OFFICER: It would be a violation.

MR. BOLEK: It would have to be determined, I guess, what -- and that would probably come up in the civil suit on who the responsible party is. I don't even know when it happened. I don't know if it was, you know -- I know it was more than a year ago, but I don't know if it was 10 years ago. I don't know if it was 15 years ago. I don't even know if it was that -- I don't personally know if it was even that owner. I don't know who it was.

MS. MCBRIDE: Apparently, I think it was, but he did talk to John.

MR. KOLBE: He talked to John?

MR. BOLEK: I talked to him briefly about it. John had made some offers, I guess, to this guy to fix it for him.

MS. MCBRIDE: Yeah.

MR. BOLEK: Again, that's -- I don't know

what those -- I was not privy to those conversations. I simply caught some wind of a couple of the issues.

HEARING OFFICER: Again, Board of Appeals gives you time to get the yard cleaned up.

MS. MCBRIDE: Sure.

HEARING OFFICER: And fix up a few of the things that, you know, from what I see here it's not a huge investment.

MS. MCBRIDE: It isn't.

HEARING OFFICER: And then go on from there.

MS. MCBRIDE: Okay. That's fine.

HEARING OFFICER: Okay. All right.

MS. MCBRIDE: Gentleman, I have one other one that we just bought, and the woman just brought it in to me that we had to be here today at 667 Markle, if I could address that with ya'll. Her name was Lynn Caswell. Jennifer Lynn Caswell.

HEARING OFFICER: Oh, I'm sorry. 667 Markle.

MS. MCBRIDE: Yes.

MR. BOLEK: 667 Markle. Posted 3/26 of '14. This is a vacant structure. The side windows were opened to trespass. Broken windows. Paint's peeling. Rotted exterior wood trim. Overgrown debris. Unkept. The gas meter's missing. The electric meter's off.

The interior had debris in it. We're recommending placement onto the demolition list.

Ms. Caswell did call me last week to indicate that she had a buyer for this property.

MS. MCBRIDE: And here we are.

MR. BOLEK: And here they are, so I guess at this point --

HEARING OFFICER: Have you been in the property?

MS. MCBRIDE: No, sir. We just got it. I think she just signed the papers yesterday, so I have not personally been there. But John wanted to make sure we could have at least until your next meeting. We have not been in there. He looked at it. He said it seemed pretty sound. There's a lot of cosmetics that really need to be done. It was in a divorce between her and her husband, and she got the house. And she's remarried and living with her new husband. And that's why it stayed there, and nothing's been done with it for quite a while.

MR. BOLEK: Okay. So get the property maintenance inspection. Pull permits.

HEARING OFFICER: Yeah. So get the property maintenance inspection within seven days.

MR. KOLBE: Seven days.

HEARING OFFICER: Seven days

MS. MCBRIDE: Okay. John's out of town. Do I have a little bit longer, because I don't have access to funds to do that.

HEARING OFFICER: 14 days?

MR. KOLBE: 14.

MS. MCBRIDE: Yeah. That'll be fine.

HEARING OFFICER: Property maintenance inspection 14 days.

MS. MCBRIDE: Okay. Super.

HEARING OFFICER: Okay.

MS. MCBRIDE: Well, thank you so much gentleman. I appreciate your time. Have a good day.

HEARING OFFICER: Thank you.

MS. MCBRIDE: Bye-bye.

HEARING OFFICER: 212 Branch.

MR. BOLEK: 212 Branch Street. Posted 3/27 '14. This is a vacant structure. Open to trespass in the front door. Doors were open. Boarded windows. Broken windows. Rotted soffits, facia. Interior's full of debris. It was overgrown. Debris. Unkept. Animals undermining the foundations. Crumbling concrete steps. Gas meter's locked out. Electric meter's off. We're recommending placement onto the demolition list.

HEARING OFFICER: Your name, please?

MS. LUTTRELL: My name's Kathleen Luttrell.

HEARING OFFICER: Okay.

MS. LUTTRELL: I am representing Darin Fisher, the owner. I have documentation if you need that.

HEARING OFFICER: Okay.

MR. BOLEK: We have his name on here.

HEARING OFFICER: When was this property purchased?

MS. LUTTRELL: Well, we purchased it -- I think it was the 26th of March. Yeah, the 26th of March. I did do all the phone calls with the property building inspector before I even bought it. I was told it was considered unsafe for more the fact that it was vacant on the way to a school. I have had somebody look at the foundation. The foundation is stable. I've had an electrician tell me the electricity is okay to turn on so I can get a security system to it. We have boarded up the front porch so nobody can get into the premises. There is one broken window on the second floor, and maybe another one in the basement. Minor cosmetic with some vandalization, as for spray paint on the inside. The package you see on the inside, the neighbor threw in Styrofoam in plastics bags. I am

looking to get a dumpster out there in the next couple of days to get it cleaned out.

HEARING OFFICER: The property maintenance inspection which is $200, is this going to be --

MS. LUTTRELL: Our primary residence.

HEARING OFFICER: Primary residence?

MS. LUTTRELL: Yes. Darin, his 63 year old mother, who is on oxygen, and me and my 12 year old son.

HEARING OFFICER: So you'll need a property maintenance inspection, which is $200.

MS. LUTTRELL: Okay.

HEARING OFFICER: And can you do that?

MS. LUTTRELL: I can. I'm trying to think. I just got paid last week, so it'll be two weeks before I get paid again.

HEARING OFFICER: So if we give you 14 days, does that give you enough time?

MS. LUTTRELL: Yeah.

HEARING OFFICER: Okay. So 14 days to get a property maintenance inspection.

MS. LUTTRELL: Okay.

HEARING OFFICER: And then the city will come out, and inspect the home, and tell you what needs to be fixed to meet code.

MS. LUTTRELL: Am I going to get issued, because I got a dumpster coming to pay for pickup if I clear out just the debris between now and then? I don't want to get in trouble for having a dumpster to get all that junk out on the weekend.

MR. BOLEK: There's no violation there, is there?

HEARING OFFICER: No. There's no violation to do that.

MS. LUTTRELL: Okay. Thank you.

HEARING OFFICER: Okay. 213 Cedardale.

MR. BOLEK: 213 Cedardale. Posted 3/26 of '14. This is a vacant structure being worked on without permits, unfinished siding, exposed rough lumber. Foundation's crumbling. Debris. Unkept. Gas meter was gone. Electric meter was turned on. Recommended placement onto the demolition list.

HEARING OFFICER: Your name, sir?

MR. JONES: Troy Jones.

HEARING OFFICER: Are you the property owner?

MR. JONES: Yes, sir.

HEARING OFFICER: Okay. And has there been a property maintenance inspection?

MR. KOLBE: Nope.

HEARING OFFICER: No. Are you living in the house or not?

MR. JONES: No, I'm not living there. I was in the process of fixing it up, but the taxes had got behind. So what I was doing was trying catch my taxes up before I tried to pull a permit, or get anything done to the house, because I didn't want to lose it.

HEARING OFFICER: Yeah. Are you caught up on your taxes now?

MR. JONES: Yes. I just got caught up, and I was going to get a permit next month.

HEARING OFFICER: Okay. So as with the previous person, you need a property maintenance inspection, which is $200.

MR. JONES: Okay.

HEARING OFFICER: Is that something you can do?

MR. JONES: Yes, sir.

HEARING OFFICER: Can you do that in seven days?

MR. JONES: Yes, sir.

HEARING OFFICER: Seven days?

MR. JONES: Yes.

HEARING OFFICER: Okay. So within seven days, go down to the building department, pay the $200

fee for a property maintenance inspection, and the city will schedule a time to come out and go through the home, and tell you what needs to be done.

MR. JONES: Okay. One more thing. They came out and inspected the home last year. Somebody came out from you guy's office last year. I talked this gentleman right here on the end. They came in, took pictures and everything. It is a heavyset tall guy.

HEARING OFFICER: John?

MR. BOLEK: Might have been Tom or Mike.

MR. KLOPOCINSKI: That was probably --

MR. BOLEK: Probably an enforcement and not --

MR. KOLBE: There's no permits pulled on it.

MR. JONES: No. It wasn't a permit. It wasn't a permit pulled on the home. He came out for a property manager inspection.

MR. KOLBE: If it was a year ago, it would have to be redone anyways.

HEARING OFFICER: Did you pay for it at the time?

MR. JONES: No, I didn't.

MR. BOLEK: I think he was out there for enforcement on the property, property complaint. They

probably come out and took pictures.

MR. JONES: Okay.

MR. BOLEK: It was probably an enforcement issue.

MR. JONES: Okay. So seven days to get a property management? What did you say?

MR. BOLEK: Property maintenance inspection.

MR. JONES: Property maintenance, okay.

HEARING OFFICER: Okay?

MR. JONES: All right.

HEARING OFFICER: Thank you.

MR. JONES: All right. Thanks.

HEARING OFFICER: 11 Orton Avenue.

MR. BOLEK: 11 Orton Avenue. Posted 3/28 of '14. This is a vacant structure open to trespass through the windows. The roof is leaking. Tarps on the roof. Garage walls are collapsing. Rotted roof. Overgrown. Debris. Unkept. Nonconforming lot size. The gas meter's locked out. The electric meter's off. We're recommending placement onto the demolition list.

HEARING OFFICER: Your name, sir?

MR. STEPHENS: Jewel Stephens, Jr.

HEARING OFFICER: Okay. And are you the property owner?

MR. STEPHENS: No. But the thing about I I

used to stay there, but I hadn't been there in about maybe about a year because I broke my leg. It was my grandmother and grandfather's house, and they're deceased. They've been deceased for a while. But I been having the house since 2008.

HEARING OFFICER: Is anybody living in the house now?

MR. STEPHENS: Just right now it's not, but I was in the process of trying to get it fixed.

HEARING OFFICER: Okay. But you don't own it? Whose name is the property in?

MR. STEPHENS: It's in my grandmother's and grandfather's name, but they're deceased. But the thing about it is the brothers and sisters, like the siblings, the kids that were left, they went to the county signing the house over to me. We was trying to quit deed it. But in the process, family members had got sick. I got sick. I got a pacemaker, and that's what threw everything off at that time. And this year we're going to try to get everything, you know, fixed and up to code. I used to stay there. I just hadn't been there, because I broke my leg, and the bathroom was in the basement.

HEARING OFFICER: What kind of shape was this house in inside?

1 MR. STEPHENS: It was okay. But then all of
2 sudden, the roof had just all of a sudden started
3 leaking a little bit in the kitchen, so I had a tarp
4 put on the back of the house. And in the meantime,
5 like I said, my leg had got broke. But then what had
6 happened this year we had a big snow. So I just hadn't
7 got around, been able to get around to it, and then I
8 just came home one day, and I seen the letters on the
9 door about, you know, what was going on. So that's why
10 I'm here today.
11 HEARING OFFICER: If you're -- this was your
12 grandparents?
13 MR. STEPHENS: Yes.
14 HEARING OFFICER: And they're deceased?
15 MR. STEPHENS: Yes.
16 HEARING OFFICER: But who did the title pass
17 to?
18 MR. STEPHENS: Actually, it was just open.
19 When my aunt went down to the county, it was like all
20 the siblings, I guess, it's something you got to sign a
21 paper. And they signed the paper, but they signed the
22 paper over to me. And when they signed it over to me,
23 my auntie, I guess, she was supposed to see a judge or
24 something, but she had got sick and went in the
25 hospital, so we just never got around to it. But it's

a family home. It's been there for like 30 some years.

HEARING OFFICER: So it's still.

MR. KOLBE: They need to get their paperwork taken care of.

MR. STEPHENS: Yeah, that's what I'm saying. In the meantime, we're going to do all that with the county.

MR. KOLBE: I can't express how paramount that one is.

HEARING OFFICER: You don't want to spend money on something that you don't have title to it.

MR. STEPHENS: Yeah.

HEARING OFFICER: And I'm looking here. Are these all people listed on the deed?

MR. KOLBE: Yep, yep. There's a bank, Oakland County.

HEARING OFFICER: There's two banks, and the Oakland County treasurer on here, which indicates that there's probably money owed on taxes.

MR. STEPHENS: Well, I've been paying. That's the thing about it. They're putting me on a program where I faithfully pay on the taxes.

HEARING OFFICER: Okay.

MR. STEPHENS: So that's the thing. Like I said, I've been at the house since 2000 -- really the

end of 2007, going into eight. But I been there I think by the end coming into 2012, a little bit in 2012. That's when I broke my leg and it threw everything off, and I had to stay with a relatives because my basement, the bathroom's in the basement. So it threw everything off.

HEARING OFFICER: Well, I think we've got the situation the same as before here. One thing you do need is a property maintenance inspection.

AUDIENCE MEMBER: Okay.

MR. BOLEK: And that's the $200. Can you do that within seven days?

MR. KOLBE: He can't pull that until he gets it in his name.

MR. STEPHENS: And that's what I'm trying to tell you. The family is working on that. We working on that right now at the county to get it in my name. That's no problem with the family.

MR. BOLEK: They could pull it, couldn't they?

MR. KLOPOCINSKI: The one whose name is on it.

HEARING OFFICER: Do you have the funds available to do the repair work on the house?

MR. STEPHENS: Not right now. That's why

1 the thing, what it was, that's how the county came up.
2 And the county said -- I went to some program, and they
3 said they would help as long as I get the house in my
4 name.
5 HEARING OFFICER: Okay.
6 MR. STEPHENS: And, like I said, my family
7 went down there. It was seven of us, it's six of them.
8 They all signed the paperwork saying that they would
9 have no problem putting it in my name. But, like I
10 said, my auntie went down. There she got sick in the
11 process and had a heart attack, and threw everything
12 off.
13 HEARING OFFICER: When did your grandparents
14 pass?
15 MR. STEPHENS: My grandfather, my
16 grandfather's been dead since '97. But my grandmother
17 just died in 2008. And I've been in -- no, 2008, but
18 she hadn't been in the house. That's what I said. I
19 went in there in the end of 2007.
20 HEARING OFFICER: So were you in probate
21 court, or what happened?
22 MR. STEPHENS: Yeah. I went out to the
23 county, and went out there and everything, like I said.
24 My auntie been out there a couple of times, like I
25 said. We tried to what you call it quit deed it over

to me, and all this and that. I guess they said that the family, all the siblings had to sign off on it. And they signed off on it. She took it out there. And then I guess in the meantime, my auntie who went out there, she got sick. And she had a heart attack. And they threw everything off. And then the weather had changed. So we said we were going to do it, you know, we were going to do everything. I wasn't expecting that to be put on the door. That's all I'm saying. When they put that on the door, that's what made me come here. We were going to try to get everything up to par like as soon as the weather break.

HEARING OFFICER: Right. Well, you've got a real issue here, because obviously you can't pull a permit on a property you don't own. And you don't want to spend money on a property you don't have title to, because you don't know where things are at right now. That's the real issue here.

MR. STEPHENS: That's the whole point. That's what I'm going to try to get everything right.

HEARING OFFICER: Can we hold him over? Give him 90 days to try to get things cleaned up here? He's not going to get anything done before the Board of Appeals.

MR. STEPHENS: Within 90 days, my family

will sign everything to me.

MR. BOLEK: We said we'd have -- I mean, we can always postpone it also.

MR. KOLBE: What problem do you see getting this recorded into your name?

MR. STEPHENS: None. None. I'd say none whatsoever.

MR. KOLBE: Why don't you have him put it into his name by the end of the month, by April 30th, then we'll allow him to do the property maintenance inspection, then we'll put it on the Board of Appeals.

HEARING OFFICER: Do you think that gives you enough time to get this in your name by the end of April?

MR. STEPHENS: Could you give me like a little over like about a month and a half? I can get everything situated. I talked to my family today, and they'll work on it.

MR. KOLBE: Month and a half. That's past my deadline.

MR. STEPHENS: And I'm just saying to you right now I got other issues. That's what I'm saying to you. I got a sick father. I'm sick. Everything's going on at one time. This catching everybody -- this caught me off guard.

HEARING OFFICER: Do you think that -- do you think that by middle of May you could have the title in your name?

MR. STEPHENS: Yeah, yeah, yeah.

HEARING OFFICER: So what I'll do is let -- because you need to get that title in hand to be able to do anything here.

MR. STEPHENS: Okay.

HEARING OFFICER: That's the first thing you have to do.

MR. STEPHENS: And it's not like we ain't tried. We said we went out there, and it was just something because my grandparents are dead. Like I said, my auntie did it, and she messed around and got sick, and then it postponed everything. Then the weather, you know, just wintertime we was waiting for the weather to break.

HEARING OFFICER: What we'll do is we'll move this to the Board of Appeals, which is the May 21st meeting.

MR. STEPHENS: Okay.

HEARING OFFICER: Can you be in attendance?

MR. STEPHENS: Yeah, yeah, that'll work. That'll work.

HEARING OFFICER: Okay. So that gives you

time to get the title squared away here. When you show up at that meeting, you bring whatever documentation you need to say, hey, I just got this in my name, and I've got the ability to pay for the property maintenance inspection. And then what will happen is the Board of Appeals will extend you extra time then.

MR. STEPHENS: Okay.

HEARING OFFICER: To get things done.

MR. STEPHENS: And that'll work. Like I say, with the family, it's no problem.

HEARING OFFICER: Okay.

MR. STEPHENS: Okay.

HEARING OFFICER: Very good.

MR. STEPHENS: Okay.

HEARING OFFICER: Thank you.

MR. STEPHENS: So I'm all set?

HEARING OFFICER: Good luck.

MR. STEPHENS: Thanks a lot. Take care.

HEARING OFFICER: 106 East Rutgers.

MR. BOLEK: 106 East Rutgers. Posted 3/28 of '14. This property had been open in the summer. There's debris. Property maintenance inspection was performed on 1/7/14. Building and electric permits were required. They obtained their building permit. They still need the electrical permit. We're

recommending postponement to the July officer meeting to allow time to complete this project.

HEARING OFFICER: Your name?

MS. SAYLOR: Okay. I called to check. I was in the office. I didn't need to pull any permit. I went twice already. All you wanted from me was the mechanical inspection and the electrical. I've already had the mechanical done. We're waiting on the electrical. And then I have to have you come back in and inspect. So if I can just carry it on until July, that's fine with me.

HEARING OFFICER: Okay. I'm sorry. Your name, please?

MS. SAYLOR: Debra Saylor.

HEARING OFFICER: Then are you the property owner?

MS. SAYLOR: Yeah. I'm one of them, yes.

HEARING OFFICER: Okay. So we're holding over?

MR. BOLEK: Holding over.

HEARING OFFICER: Okay. We'll hold you over until the next meeting in July.

MS. SAYLOR: Okay. Thank you.

HEARING OFFICER: You're welcome. Good luck.

32 South Paddock.

MR. BOLEK: 32 South Paddock. Posted 3/26 of '14. This property has two houses on one property. The front property is a vacant house. The rear property is occupied an unregistered rental. The front property has broken windows open to the elements. Rotted doors. Service cable dislodged. Debris. Unkept. The concrete sidewalks are a trip hazard. Gas meter's locked out. We're recommending placement onto the demolition list. I guess I need to hear what is --

HEARING OFFICER: Your name, sir?

MR. TOWNSEND: Zebedee Townsend.

HEARING OFFICER: And do you live in the property?

MR. TOWNSEND: No.

HEARING OFFICER: Okay. These are both rentals?

MR. TOWNSEND: Not at this time.

HEARING OFFICER: Are these both rentals?

MR. TOWNSEND: No. The property behind me, I don't know nothing about the property. I'm having problems since I just purchased the house in front up there, 32. I don't know about the one behind. I know the guy has been pushing like he works on cars, cars and stuff, and he's putting stuff on the back porch.

And as far as the doors, there's one broken window in the front, but I got it boarded up from the inside. But I was going to board up the outside, but I wanted the guy down here on Pike up there to look at it to give me an estimate on how much it will cost to have that window repaired. And as far as the only thing that I knew that there was a problem with was a tree limb that was from the tree in the front, and over on there, and we winched that out there, the 24th out there, and got it on the ground up there. And I have up there started cutting it up, but the weather permitting a little bit more now. And as far as rotted doors, and stuff like that, there's no rotted doors, because there's a steel door. And maybe the walkway up there just beyond the steps up there there's -- it is wobbling up there. That was going to be taken care of, but couldn't do nothing because of the weather, and I know I'm going to have to probably out there have a permit to -- building permit just to pull that up, and have them redo it.

HEARING OFFICER: Okay. Now, you said there's two homes on the property, but he says he only owns one.

MR. BOLEK: Yeah. I think what we need to probably do here at this point is he needs to get a

property maintenance. Number one, he needs to get a property maintenance inspection pulled for the front house within the seven days.

Number two, he needs to come into the office and maybe go down to Oakland County, too, and determine if, in fact -- I mean, our records show that there's two houses on this property. It may have been split, and we don't have that documentation. So I would recommend at this point, get the property maintenance inspection pulled within seven days on the front property. Get the documentation that proves --

MR. TOWNSEND: Now, I'm on SSI so I wouldn't be able to pull it like this, because I would have to get the money together, because I'm on SSI.

MR. BOLEK: Well, if you don't have the money to pull the property maintenance inspection, then how do you have the money to fix the house up?

MR. TOWNSEND: Really, there was really -- the only thing that I really had to do was the gutters and the windows. There's electricity going, and somebody did steal the back porch light recently.

MR. BOLEK: Well, we don't know that, because we haven't been inside. But if he's not able to pull the property maintenance inspection, then my recommendations will be moving forward then.

HEARING OFFICER: Do you know who owns the property behind you?

MR. TOWNSEND: No, because I been having problems with the guy up there. He's got car parts. I just recently went over there and out there, well, he's got a plastic bumper cover. He's got a truck and a car. It's jacked up up there. And when he works on -- I guess he's working on some other people's cars, and he's been out there. I just recently found when I got out the hospital, I recently found out that he put a bumper cover, and some stuff that I had, most of the stuff I had to put in the trash to go in the dumpster, the garbage out there this past Monday.

HEARING OFFICER: Is this the property here?

MR. BOLEK: Yes.

HEARING OFFICER: It's the front house.

MR. KLOPOCINSKI: The larger house.

HEARING OFFICER: The larger house. Is somebody living in the back house?

MR. TOWNSEND: Yes, there is somebody in the back house.

HEARING OFFICER: And you just bought this house when?

MR. TOWNSEND: Like I said, just before I got shot in October.

MR. BOLEK: This house has a one on it. There's number two on the front. That was an indication -- that was what caught our attention. There is a possibility there's two houses on one lot.

HEARING OFFICER: How does the other house have access to the front?

MR. BOLEK: Well, there's a --

MR. TOWNSEND: It's something like a fourth of this is straight, like a straight drive path then to the house. There's a garage, and then the house.

HEARING OFFICER: Who did you buy the house from?

MR. TOWNSEND: Oakland County.

HEARING OFFICER: Oakland County?

MR. TOWNSEND: Yes.

HEARING OFFICER: And you know for a fact you only bought one house?

MR. TOWNSEND: That's all the paperwork that they gave me. I can probably check it. If I owned it up there, I would probably have the guy evicted, because it don't make no tense. I cleaned up some stuff out there when I went over there, and then have him put some more stuff there.

HEARING OFFICER: You might own two houses and not know it.

MR. TOWNSEND: I could possibly share it.

MR. KOLBE: Come into the building. You need to pull a property maintenance inspection. We'll do some more investigation on it, but our paperwork we have from the county is saying that's one parcel. I mean, we could check a couple more places but --

MR. TOWNSEND: Then do they both carry the same address?

MR. KOLBE: Yes.

MR. TOWNSEND: I didn't know that.

HEARING OFFICER: Like one of the previous cases here, you need to get this straightened out. Make sure that you own what you think you own, you know. So what do we do with this?

MR. KOLBE: I would -- again, I'd have him pull the property maintenance inspection. I'll be willing to postpone it. He needs the property maintenance inspection.

HEARING OFFICER: Postpone it until our next hearing?

MR. KOLBE: Next hearing. You know, and if it does show that he owns both houses, we can probably do an inspection on both of them.

HEARING OFFICER: Yeah.

MR. KOLBE: One parcel.

MR. BOLEK: I'll postpone it for now. Get the property maintenance. Postpone it for now until we can get this straightened out.

HEARING OFFICER: So we're going to postpone this until our next meeting, which is in July. That gives you some time to research the title on the property. You're going to have to go down to Oakland County, and get with the Register of Deeds, and make sure that what you bought is what you think you own.

MR. TOWNSEND: Just the one or both of them.

HEARING OFFICER: Yeah. You may own --

MR. KOLBE: Come in the office within the next seven days, and pull your property maintenance inspections, and I'll help you get what you need to go down to the county to get it straightened out so you know if your own -- everything we had pulled up both houses are on one tax ID number. As I say, we'll take a look at it and investigate a couple more places at the county that we have access to. But I'll be glad to help you with that so you can go down the county and get, you know, whatever straightened out, or if they're showing that. You know, also bring your deed in, if you have a copy of your deed. We'll take a look at that also.

MR. TOWNSEND: Okay.

HEARING OFFICER: We're going to hold him over, but the gentleman's already said he doesn't have the funds right now for the PMI, so to put that requirement on him before he --

MR. KOLBE: Well, I would like to see that done by the next meeting.

HEARING OFFICER: I mean, do you think within the next 90 days you'll be able to have $200 for the property maintenance inspection?

MR. TOWNSEND: Yes.

HEARING OFFICER: Okay. So before the next meeting, which is July, you'll get your title work straightened out.

MR. TOWNSEND: July what?

HEARING OFFICER: July 9th.

MR. TOWNSEND: July 9th.

HEARING OFFICER: Yes, okay?

MR. TOWNSEND: Okay.

HEARING OFFICER: So but definitely research that paperwork, and get with the county Register of Deeds, because you want to make sure you know what you own, okay?

MR. TOWNSEND: Okay. Thank you.

HEARING OFFICER: You're welcome.

72 Kimball.

MR. BOLEK: 72 Kimball. Posted 3/26 of '14. This is a vacant structure. It had broken windows. Unkept. Debris. Working on the house without permits. Get a property maintenance inspection pulled on 4/9 of '13. All permits were required. Building, plumbing, mechanical, electrical permits were pulled on July 1st of last year. All will be expiring in May and June of 2014. We're recommending postponement to the July hearing officer meeting to allow time to complete the rehab.

HEARING OFFICER: Okay. Your name, sir?

MR. SANDHU: My name is Jack Sandhu. I'm representing my wife who is the owner of the house.

HEARING OFFICER: Okay. And the recommendation is to hold this over until our July meeting.

MR. SANDHU: Right. I mean, the electrical, plumbing, heating, you know, all those inspections have been approved already. It's already all been done. We just had a building inspection, and they had an issue with one wall. That's the only thing left on the house.

HEARING OFFICER: Okay.

MR. SANDHU: The house is -- other than that, it's done.

HEARING OFFICER: Okay. So by our next meeting everything will be done?

MR. SANDHU: Right. The concern I have, we tried to get water turned on. We bought this house in the auction from the county, and they told us there's a pending water bill. So they won't turn the water on until the pending water bill is done. I don't understand how we handle that.

HEARING OFFICER: Okay. So we'll hold this over until the July 9th meeting.

AUDIENCE MEMBER: Okay. Do you know what I would do about the water bill?

MR. KOLBE: You have to go pay it. You inherit the water bill when you bought the house.

MR. SANDHU: Oh, you do?

MR. KOLBE: Yes. Do your due diligence to find out what bills are being charged on the taxes against that house before you buy it.

HEARING OFFICER: How much is the water bill?

AUDIENCE MEMBER: They're saying like $1,100.

MR. BOLEK: Yep.

MR. SANDHU: So even if you buy it from the county, it's still there?

MR. BOLEK: Yep. You not only buy the benefits of the house, you buy the problems that go along with it. That's one of those problems.

MR. SANDHU: Okay.

MR. KOLBE: When they tell you to do your due diligence, all those things are things that you have to investigate, including whether it's on the demolition list, which a lot of them that don't realize that the house that they bought is on the condemnation list.

MR. SANDHU: Okay. Thank you.

HEARING OFFICER: Good luck.

59 Home Street.

MR. BOLEK: 59 Home Street. Posted 3/26 of '14. This property had a property maintenance inspection pulled at 7/9 of '13. Permits are -- plumbing permit's finalized. The roughs have been done on the electrical building. Needs a gas pressure test. We're recommending postponement to the July meeting. He appears to be almost complete.

HEARING OFFICER: Your name, sir?

MR. HORTON: Marty Horton.

HEARING OFFICER: Okay.

MR. HORTON: Actually, the plumbing is complete. The electrical actually complete also.

Paul, he said he didn't have to come back out. The builder, which is Mike, he's going to -- I guess he's supposed to finalize it. Paul had issue with one of the smoke detectors that I had in a certain place, so I just had to move it. So basically my electric and plumbing is done, completed.

HEARING OFFICER: Okay.

MR. HORTON: I did have my gas pressure test, which I have here also.

HEARING OFFICER: Okay. Well, we're going to hold this over until July. By that time, it sounds like you're going to be all done.

MR. HORTON: Right.

HEARING OFFICER: And then we dismiss.

MR. HORTON: All right. I mean, ya'll said ya'll was going to dismiss it the last time if I had my plumbing and electrical done.

MR. KOLBE: Well, you have to be --

MR. BOLEK: You have to have 100 percent complete. You're not 100 percent complete.

MR. HORTON: Ya'll didn't say that the last time I was here. You said if I had electrical and plumbing done, ya'll going to dismiss it.

HEARING OFFICER: Did you get issued a certificate of occupancy?

MR. HORTON: All I had left --

MR. KOLBE: We would have had a dismissal of this one if you had everything done. When you get everything done, the next time it comes to the hearing officer, it'll be recommendation of dismissal.

MR. HORTON: I'll have my final business done. I'll have that done.

MR. KOLBE: When they come back around, there'll be a recommendation for dismissal.

MR. HORTON: All right. So do I have to show up if I have it completed? I'm tired of running down here, to be honest with you.

MR. KOLBE: Well, there's three properties that are going to be recommended for dismissal, and none of them are here that I know of.

HEARING OFFICER: You just want to make sure though you still send out the notice, right? Make sure your notice says recommend for dismissal.

MR. HORTON: Okay.

HEARING OFFICER: Okay. Good luck.

And that's the last one that's signed up.

AUDIENCE MEMBER: 77 Blain?

AUDIENCE MEMBER: Robinwood.

HEARING OFFICER: Blain first?

MR. BOLEK: 77 Blain.

AUDIENCE MEMBER: 585 West Kennett.

HEARING OFFICER: We'll do --

MR. BOLEK: We'll do one at a time.

HEARING OFFICER: Have you signed in?

AUDIENCE MEMBER: No. She was typing. Last time she told me don't mess with her, so I couldn't sign in.

MR. BOLEK: 77 Blaine. Posted 3/26 of '14. We're recommending dismissal of this property as it's complete.

HEARING OFFICER: Sir?

AUDIENCE MEMBER: Thank you.

HEARING OFFICER: You're welcome. Okay.

MR. BOLEK: 835 Robinwood.

HEARING OFFICER: 835 Robinwood.

MR. BOLEK: 835 Robinwood. Posted 3/26 of '14. This is a vacant abandoned structure. Rotted soffits and facia. Boarded windows. Broken windows. Debris. Unkept. Working without permit. Was posted on 11/5 of '13. A property maintenance inspection was pulled on 1/30 of '14, but the inspection was a lockout. There has been no permits. There's been no inspections. And so we're recommending -- oh, actually, they are continuing to work on this property without pulling any permits. We're recommending

demolition due to lack of cooperation with the city.

HEARING OFFICER: Your name, sir?

MR. SANCHEZ: Enrique Sanchez. I'm the owner.

HEARING OFFICER: Okay. And is there a reason you haven't pulled your permits?

MR. SANCHEZ: I was doing another things. I was out of town. And I send the guy to fix the freeze board in the back, because it was falling apart. And that was about it. So that was the time when someone came and stopped the guy from fixing the freeze board.

And when I pulled the maintenance permit, they told me that I have to call for the appointment. So I never called. So I have the paper they gave me to call Mike from nine to 9:30, and I never called. So I know they tell me they showed up one day, and left a card and a phone. I'm going to be here this month. So I can call a man, and get the maintenance inspector over there as soon as possible.

HEARING OFFICER: Okay. Well, you haven't been in the house?

MR. BOLEK: No.

HEARING OFFICER: What condition is the inside of the house in?

MR. SANCHEZ: Yeah, like I told you last

time, that the house is great. Everything is great. If the window's broken, it's because people are throwing stuff. I have the -- I think it's City Glass from Pontiac, they're coming in and replacing the windows. I got them already. They replaced the windows, but they broke the windows. So that's why I put the plywood. So they coming back again and replace the windows again.

HEARING OFFICER: Okay. So what I'm understanding is that there's not a lot to do on this house. I see some windows, some siding repair, some painting?

MR. SANCHEZ: Yeah. I haven't done none of the siding, none of the painting. It's just the windows so far. And the freeze board in the back.

MR. BOLEK: It's been our experience that when we come there, and we find it like the air conditioner's been stolen, the windows are broken, that somebody's got in there and taken all the metals. We don't have pictures of it. But they're not -- they don't have permission to work on these houses without getting the permits and their property maintenance inspections done. So when they go in and they start working on these properties, we don't know what was in there previously, and what they put in there, and

whether or not it's being put in correctly. This has been going on now for some time. I just -- I personally think this needs to be pushed to the Board of Appeals and gotten to the point that, you know, if they don't want to follow what the rules are, then it's going to move on.

HEARING OFFICER: So I'd agree. We'll move this on to the Board of Appeals May 21st. So you say there's not a lot that needs to be done. That gives you five or six weeks here. You can pull your -- get your property maintenance inspection. Now, you tell me you've already paid for that.

MR. SANCHEZ: Yes.

HEARING OFFICER: That's what the record shows, so you need to schedule a time for the inspector to come out, and meet the inspector, so that the inspector can go in the house, and inspect it, as well as inspecting the outside, okay? And then you'll know what needs to be done, what other permits need to be pulled.

MR. SANCHEZ: Okay.

HEARING OFFICER: Okay? So can you do that? You say you're in town here for the next month or so.

MR. SANCHEZ: Yeah, yeah, yeah.

HEARING OFFICER: So you should be able to

do that before the May 21st meeting. Then you show up at the May 21st meeting at the Board of Appeals. You say, hey, I've got my inspections. I've pulled my permits. Then the Board of Appeals will extend you enough time to get your work done, okay?

MR. SANCHEZ: Okay. Yeah, I called for the inspector to come up over there, and I can bring whatever. I mean, whatever has to be done. I can bring it in next time.

HEARING OFFICER: Okay.

MR. SANCHEZ: All right. Thank you.

HEARING OFFICER: Very good. Thank you.

MR. OSBY: 92 Wessen Street.

MR. BOLEK: 92 Wessen? 92 Wesson's not on the list.

MR. OSBY: I signed up.

MR. BOLEK: Okay.

HEARING OFFICER: 585 West Kennett.

MR. BOLEK: 585 Kennett. Posted 3/28 of '14. It's vacant abandoned structure. Open to trespass in the rear door. There's holes in the roof. It's boarded. Overgrown. Debris. Unkept. There's more debris been dumped on the site. Gas meters are gone. Electric meters are gone. We're recommending demolition of this structure.

HEARING OFFICER: Your name, sir?

MR. BOLDS: Yohannes Bolds. I'm the CEO of Take One Community Program. And Mr. Maxey, one of my board members here. I was concerned, as far as I know, the building behind the laundry mat was opened up. It's been since boarded up. I have pictures. It was since boarded up. The police caught the people dumping trash. And before we could -- we have trash in the back that the county is going to send out volunteers to pick it up, but they caught the people dumping trash. So that's going to be cleaned up in the front. All the stuff that was in the back of the building will be dumped away. As far as you saying there's holes in the roof, I'm real curious how you know it's a hole in the roof?

MR. BOLEK: Because we have pictures from the inside.

MR. BOLDS: When?

MR. BOLEK: 3/28/14.

MR. BOLDS: Oh, you talking about the laundry mat? The holes in the roof in the laundry mat is from where the vents was stolen at. We have since went into agreement with Norwood and Boyle.

MR. BOLEK: Isn't that a hole in the roof if there's rain getting in?

MR. BOLDS: Yeah. I heard what you said.

MR. BOLEK: You said you're curious.

MR. BOLDS: You're talking about the laundry mat. Yeah, somebody had broken in and was sleeping in there, so we covered it up. We went into contract with Norwood and Boyle, some contractors that's going to handle everything with the city to get everything done what needed to be done. We're still in negotiation of the first phase, and but as far as getting the building secured, the building is secured. And the trash that's on the side, the police officer went around. People left their mail in there. So they went right around the corner, two of the people, and they didn't come clean it up, so we're going to have to clean it up ourselves, and let the law do whatever they need to do. What the officers have been doing now is sitting in the parking lot trying to catch people.

HEARING OFFICER: And what's your intent with the property?

MR. BOLDS: Well, we going to restore it. Like I said once before, it is going to be a center, Waterman. It is going to be named after Judge Waterman Brown Community Center, and that's what will be done with it at the time when we get finished. As far as the plans and designs and everything, we have to wait

until the contractors get finished to come down and present it to the board.

HEARING OFFICER: The plans need approval, right?

MR. BOLDS: To the planning commission.

HEARING OFFICER: Yeah.

MR. BOLEK: We're looking to see what they were instructed to do last time they were here.

MR. BOLDS: The last time we was here --

MR. BOLEK: It's been three months, and nothing's happened.

MR. BOLDS: The last time we was here it couldn't be taken down, because when the county boarded up the front --

HEARING OFFICER: I remember that.

MR. BOLDS: They didn't secure it right, so when a big wind came it blew away, and so we did -- we secured the laundry mat, the part that is the laundry mat. And then they had went back and kicked in the back door, and it was opened, and someone was sleeping in there. The police ran them off. So we secured it again, you know. So all we can do is keep going there and make sure everything is secured; someone's not getting in there.

MR. BOLEK: It is such a hassle. We get

calls on this thing weekly about the problems at this place.

HEARING OFFICER: When do you plan on submitting your site plan approval?

MR. BOLDS: I'm waiting for the -- within the next 90 days we're waiting, because the construction company is also trying to help to raise the funds to get together. So we have that documentation is what they have. As far as you getting the calls on there every day, sir, is it possible -- what's your name, sir?

MR. BOLEK: Rick.

MR. BOLDS: Rick, okay. Is it possible, can I see your call sheet? Do you have a call log? I would like to see how many calls, because I want to keep a track record of what's been taking place, if you getting calls on there every week, and what's the problem.

I've been in contact with our city council person. We're in partnership with Oakland County. So we're trying to clean it up. So I don't see if you're getting calls on it, and we just obtained the property in October. Last time you came and stated all this stuff that took place was happening with the county. We had a conversation with the county. No one moved

towards the county for any complaints, or said anything to them all the time they was on.

But it's just strange out of curiosity that we just bought the property. We're trying to do something better for the community, and all of sudden you're getting all these calls. I'm just curious. And nobody really knows me around that place. They see us over there cleaning it up and doing what we do. I want to know why you're getting calls and no calls before. So I would like to try to find out if it's -- should be public service, public information. If you're getting calls, how many calls you did have since October, and how many calls did you have before, especially when all the tires and everything are out. I live around the corner.

MR. BOLEK: We were getting calls all the time when they were there.

MR. BOLDS: Okay. Well, I'm just --

MR. BOLEK: Now we're getting calls it's opened. Debris is getting dumped.

MR. BOLDS: Well, as far as I know, the debris got dumped twice in the front after the county came and cleaned up last time. They got both times, they got the people's address. The people left their pictures and their information there. So I'm just

curious, you know, because I go around there every day. So I'm just curious as if you have a call log, is it possible to share with me, or if I could have a FOIA.

MR. BOLEK: Well, you can stop down at the office, and we can share with you what's in the system.

MR. BOLDS: Okay. All right. Do you have a card? I can leave you mine.

MR. BOLEK: I don't have one with me here.

MR. BOLDS: Okay.

HEARING OFFICER: Do you have the funding in place to repair this building, convert it?

MR. BOLDS: The funding is gonna get tooken place. It's gonna be done by the same people that's going to do the contract. It's the company that built Great Lakes Crossing. And what we had agreed to that we put so much funding in place, and we signed the contract with them, and they're going to help do -- as far as doing the funding, find the funding to do the fundraising.

HEARING OFFICER: Okay. Is the funding in place right now or not?

MR. BOLDS: The funding is not in place right now, because we just got the paperwork within the last three weeks, the last three weeks.

HEARING OFFICER: Have you contacted the

building department, or the planning department?

MR. BOLDS: Part of the contract was the city, and it's in the documentation in black and white, that they would handle all of that.

HEARING OFFICER: And that hasn't been done yet, as far as you know?

MR. BOLDS: No. It's probably not, because we just had a meeting on it. We had a meeting on it. It hasn't even been a month. So they're going to do it. They're the specialists. They're the professionals. So nothing's been done, but just keep it good and secure. And, you know, as far as we know, before anything gets done as you go to do some work, then you go contact the city, let them know your plans, then get your inspections and everything else. But nothing's been done, and we're in the process of getting the money together. Why should you -- why should I come down here on something that I don't know nothing about. That's why I got a contractor. That's what they do. You know, let him handle it.

HEARING OFFICER: Yeah. Well, whoever you've hired to handle this they -- when did you sign a contract with them?

MR. BOLDS: It haven't been three weeks, you know. So, you know, what do they need to actually do?

No work's been done. We're still in the process. So what works needs to be done?

MR. BOLEK: One of the first things is is the zoning and planning has to be done to make sure that it's even going to be able to be -- the zoning's going to meet the requirements of the city for the use.

MR. BOLDS: Well, if it can't be used for that to get renovated, it can be used for something. We're bringing something positive to the community. So whatever it could be, it's going to -- you know, if they don't -- say they don't approve that, which I don't know why they shouldn't, it's going to be something done. So what we're doing right now, we're in the planning process to make sure --

MR. BOLEK: Well, part of the process, sir, the first steps of doing any construction, or any building is to see what the uses are, and what your plan is. So what you're telling me is you really don't have a plan yet.

MR. BOLDS: We do have a plan. We do have a plan. I sat here and told you last time.

MR. BOLEK: You just said you didn't have a plan.

MR. BOLDS: No, I said, no, I didn't come down to do it. They will do it. I said what the plan

was, and if you go back, and you check her notes, it was planned to be a community center for young adults.

MR. BOLEK: Have you gone to the city and see if you can have that?

MR. BOLDS: But the city can say yes or no, yes. But more than likely they could say yes or no.

But what is your job?

MR. BOLEK: It seems like -- it seems like to me the first step would be for the owner to contact the city and see what his options were with the property.

MR. BOLDS: But excuse me. I never knew what your position was.

MR. BOLEK: Building inspector.

MR. BOLDS: Okay. Well, we'll deal with you on building inspection. We'll get to the zoning part. And if the zoning people say no, well, we'll go by their part. So I understand. Thanks for your information, you know, but we will get down there. I'll make sure we get down there. And if anybody before we leave, can we get a name of whoever?

MR. KOLBE: We gave it to you last time, but yes.

MR. BOLDS: No, no, you told it to me. Can I get something in writing? Is it possible? I

appreciate that.

MR. BOLEK: Do you know where the building department is, and the zoning department is?

MR. BOLDS: I used to work for the city. Yes, I do.

MR. BOLEK: So you haven't yourself gone down there yet and knocked on the door and gone to the office?

MR. BOLDS: Nope, I haven't. I haven't. What I was doing was trying to find what I need to do.

MR. KOLBE: That was the same information you were given the last time.

MR. BOLDS: No. I was told. But I got it in writing. Thank you. Then I'll call. Then I'll call to make an appointment with you.

MR. BOLEK: If it goes to the Board of Appeals, and they get this stuff, the Board of Appeals can postpone it if they need to.

HEARING OFFICER: Yeah.

MR. BOLDS: You know, whatever. You know, you said the building was open. It's not open. You said about the trash. I said it's going to get cleaned up. So I don't see what the problem is. You know, if it gets cleaned up, you know, we have -- just cleaned up trash, and it's not open.

MR. BOLEK: I hope you convince the Board of Appeals, then they can give you a stay for now.

MR. BOLDS: Well, if I brought the documentation -- sir, you know, no, I don't know you. You don't know me. But I don't know what you seem to get -- your attitude as to why you're kind of like being hostile. I'm just sitting up here explaining, you know, the place is secure. We're going to clean it up. So you just seem like you already made in your mind as to what needed to be done, and there's a process. And I understand we have three other people up here. So out of due respect --

MR. BOLEK: Sir, I don't even get to make a vote. I give my recommendation.

HEARING OFFICER: Excuse me, sir. Excuse me. I think everybody's stated their case here. Last time you were here, you told us your plans for the property, and the direction was please talk to the planning department. Please talk to zoning so that you know whether you've made the proper decision here to purchase the property, and put in the community center that you'd like to do, which I think would be a great thing for the community. But you do need to talk to the planning department and make sure. And if you're not the one handling that, then you need to make sure

that the contractor that you are hiring has the capability of doing that, and going and presenting an idea. To go through the whole planning process here, it's not something that happens in one day. I would assume that this a public hearing for site plan approval on this.

MR. KLOPOCINSKI: Yes.

HEARING OFFICER: Which means it could take you two, three, four, five months to go through the whole planning and engineering process. And that's just to get your approvals to be able to renovate the building. Then you still have to get your permits. So the bottom line is you still need a property maintenance inspection here, which is $200, or is it more?

MR. KOLBE: I don't know if you even comprehend. You need that, because it looks like they're going to be redoing the entire building. All's we're looking for is for them to come in and make sure where they're headed is in a proper direction. You know, it seems silly to spend a lot of money to do plans, and a site plan for a certain thing, only to come into the planning department and says, oh, you're not zoned for that. It's going to have to be a special use permit, and etc. And all it would do would be a

call. They come and talk to you, and this is what we want to do on this parcel.

MR. BOLDS: Well, you gave me the information. I'll call Gordon in the morning.

HEARING OFFICER: Yeah. So you need to do that. And then Gordon can tell you exactly what you need to do. He can tell you whether what you plan on doing here is allowed under the zoning ordinance, which would be most likely a simple site plan approval, which would shorten your time. Or if you have to apply for a special use approval, that could add a month, or two, or more to the process, okay?

So what I'm going to do is you've got five weeks here before the Board of Appeals meeting, which is May 21st. So in five weeks, you should be able to -- or your contractor should be able to know exactly what their time schedule is to be able to meet the city approvals for planning. And then you appear at the Board of Appeals and say, look, we know we have to go for, for instance, a zoning change, or a special land use, or site plan approval. And we're going to submit by this date for the meeting on this date. The Board of Appeals will look at that favorably, and extend you the time that you need to get your approvals.

MR. BOLDS: Okay.

HEARING OFFICER: In the meantime, obviously, do what you can to get the trash cleaned up. I know it's tough when it's not your trash, and people put it there illegally.

MR. BOLDS: Trust me.

HEARING OFFICER: But obviously it reflects badly on you.

MR. BOLDS: I clean it up all the time.

HEARING OFFICER: Yeah. And so do what you can, and make sure the building is at least secure where people can't get into it. And I know that's a nuisance to do, but that also looks favorably. Because if this goes to the Board of Appeals, and they don't see any garbage there, they're going to say, hey, here's somebody who's working to improve the neighborhood. Let's give them the time to do it, okay?

MR. BOLDS: Okay. What I do after that get done, like always, I'll bring the pictures down. You know, and go talk to -- set up the meeting with the guy Gordon so we can get our people in here, you know, because it's not going to be a bar any more so, you know, we got enough of them around here, so I'll go forward with that.

HEARING OFFICER: Okay. Very good. Thank you.

MR. BOLDS: Okay. Have a good day.

HEARING OFFICER: 62 Pingree.

MR. BOLEK: 62 Pingree. Posted 3/26 of '14. This is a vacant property open to the elements. And some windows. Siding's been stripped. Rotted windows and window frames. Electric meter's missing. Drupelets are cut. Debris. New entrance door had been installed without a permit. At the last meeting, the property maintenance inspection was pulled on 1/15 of '14. Inspection conducted 1/21 of '14. And the permits have not been pulled yet within the time allotted that Mr. Bowen agreed to. So we're recommending placement on the demolition list due to lack of progress.

HEARING OFFICER: Your name, sir?

MR. BOWEN: David Bowen.

HEARING OFFICER: Okay. Mr. Bolek, what was the timeframe on pulling the permits?

MR. BOLEK: Seven days is what it says here.

HEARING OFFICER: Okay.

MR. BOLEK: After the last -- I think it was seven days after the property maintenance inspection.

AUDIENCE MEMBER: Okay.

MR. BOLEK: I think it was seven days after the property maintenance inspection.

MR. BOWEN: Okay. You know what, I missed that. We have three active rehabs that we're currently working on right now, two of which are before the Board of Appeals, which we're trying to get completed before that May 21st meeting, and we're getting very close on those. We probably will be ready to start on this property at 62 Pingree, and on the next one within the next 10 days. So we will be in the first of next week to get our permits at least applied for.

HEARING OFFICER: What permits are needed here?

MR. BOWEN: It's a complete rehab.

MR. BOLEK: Complete rehab.

HEARING OFFICER: And so mechanical, electrical, and building?

MR. BOWEN: I'm actually going to walk through the property on Friday with the electrician, because the 62 Pingree is the next one on our list.

HEARING OFFICER: Yeah. You know, I'm going to move this on to the Board of Appeals. Obviously, if you have your permits, and it sounds like you'll be starting work, then you can prove to them that you've started work, and they'll extend you the time that you need.

MR. BOWEN: Very good.

HEARING OFFICER: So okay?

MR. BOWEN: Will that be the May 21st meeting?

HEARING OFFICER: May 21st. That gives you time. Sounds like next two weeks or so you're in with permits and starting work.

MR. BOWEN: Sure.

HEARING OFFICER: Okay.

MR. KOLBE: If you wanted to do -- if he's got all his permits by April 30th, we can postpone it to the next meeting. If he doesn't have all permits pulled by then, it's going to go on to the Board of Appeals.

MR. BOWEN: I would rather do that if I could, because I'm hoping at May 21st I can be done with the Board of Appeals on the two properties that I'm working on with them.

MR. KOLBE: That's what I was trying to give you some help here, but it also means you must go in here by the end of month to pull these permits, or it's on the board.

MR. BOWEN: And then in the July meeting, I can be done with you guys on these two.

MR. KOLBE: Correct. If you get all of them done, you're done.

HEARING OFFICER: Okay. April 30th get permits before then, and then we'll see you in July.

MR. BOWEN: Okay. Very good.

HEARING OFFICER: Thank you. Do we have another one?

MR. BOWEN: Yes. 146 Howard McNeil, which is the same scenario.

MR. BOLEK: 146 or 148?

MR. BOWEN: 148.

MR. BOLEK: Ready.

HEARING OFFICER: 148 Howard.

MR. BOLEK: 148 Howard McNeil Street. Posted 3/27/14. This property was vacant. Siding was being stripped. Interior's trashed. Rotted wood around the foundation. Electric service was cut. Overgrown. Debris. Unkept. New door had been installed without permit. Electric meter gone. Gas meter gone. Property maintenance inspection was pulled on 1/15 of '14. Scheduled at 1/20/14. All permits are required. None have been pulled yet. This being very similar to the last one.

HEARING OFFICER: Okay.

MR. BOLEK: Permits pulled by the 30th.

HEARING OFFICER: Permits by the 30th, and otherwise goes to the Board of Appeals.

MR. BOWEN: Very good. Thank you.

HEARING OFFICER: Thank you.

MR. BOLEK: What was yours?

MR. AMY: 98 South Roselawn.

HEARING OFFICER: 98 South Roselawn.

MR. BOLEK: 98 South Roselawn. Posted 3/26 of '14. This was a vacant dilapidated structure. Upper windows are open. Siding being stripped. Boarded windows. Interior destroyed. Debris. Overgrown. Unkept. Brush around the property. Garage is full of debris. Electric meters removed. Gas meters removed. We're recommending demolition to this property.

HEARING OFFICER: Your name, sir?

MR. AMY: Roger Amy.

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

MR. AMY: Yes, I am.

HEARING OFFICER: Okay.

MR. AMY: It's just going to be overwhelming. We looked at it, and tried to see all the things that we have to do as far as even in the kitchen area. It's like jacked up, and so it's a lot. It's a lot of work though. It's going to be overwhelming for us.

HEARING OFFICER: Um-hmm. And are you going to try to fix the house up, or is it not something that you can do?

MR. AMY: We're thinking at this point we won't be able to really come through with it like we wanted to on this, because I just went to Social Security. Lost my gig. Lost my job, and got on Social Security. So we're not going to have funds to do everything that we need to do to this particular property at this time.

HEARING OFFICER: Did you just buy this?

MR. AMY: Yeah. We purchased it last fall. And since then, we had put up doors and stuff like that. Different things.

MRS. AMY: I have a few questions to ask.

HEARING OFFICER: Yes.

MRS. AMY: As far as getting the property repaired, can we get any type of assistance to help us repair it, or any type of nonprofit organizations that could help us? Because when he purchased the property, right, he didn't have access to the basement because the trash and the debris was covering the stairs, and he didn't know that the basement was jacked up. And it's a lot of work. The floor needs to be repaired down there.

HEARING OFFICER: Yeah.

MRS. AMY: It's just a complete job.

HEARING OFFICER: I'd say, you know, you could check with what the county has.

MR. KOLBE: Oakland County.

HEARING OFFICER: Church groups and private -- I don't even know.

MRS. AMY: And another question, how much time do we have to repair the property if we do decide to keep it?

HEARING OFFICER: Well, you need the property maintenance inspection.

MRS. AMY: Right.

HEARING OFFICER: Which is $200.

MRS. AMY: Um-hmm.

HEARING OFFICER: And then you have to do that, you have what, 14 days?

MR. KOLBE: Seven days to pull the property maintenance inspection, and then 30 days to pull your permits after that. You know, that's what you were told in December.

MRS. AMY: Yeah. As far as once you pull the permits, how long do you have altogether to get the property up?

MR. KOLBE: The permits are good for six

months.

MRS. AMY: Okay.

MR. KOLBE: If you're making progress, they may allow you to renew the permit for a little bit longer. But, you know, it's not a case if your six months you don't have it done, you're dead, anything like that.

MRS. AMY: Yes.

MR. KOLBE: But you've got to be making some progress.

MRS. AMY: That's right.

MR. KOLBE: Because it's going to keep coming back every three months to this board. And if you're not making progress, they're going to send you on to the Board of Appeals.

MR. BOLEK: And keep in mind with this property with what we've seen on it, and what you're explaining in the basement, you're going to be required to get some engineered drawings on some of the issues that are going on in the basement. That's going to be kind of pricey.

MRS. AMY: Yeah. It's just too much.

HEARING OFFICER: Did you buy this from the county?

MR. AMY: Yes, we did.

HEARING OFFICER: You did.

MRS. AMY: I don't know why they didn't let us know that the property was that dangerous before they sold it.

MR. BOLEK: Well, that's one of the things the county tells you when you go there is to do your due diligence to investigate the property prior to purchasing it to know what you're getting into. And, you know, it's unfortunate. Probably one of those things that you may went and looked at from the street, but not being able to get in and see all the problems that are, you know, going on in the basement. It's unfortunate. But just from what I can see of this property, it's really about too far gone to make an honest -- the cost to rehab this is going to be so great that --

MRS. AMY: Yeah.

MR. BOLEK: I would invest in a new home.

HEARING OFFICER: Building a new home would be cheaper.

MR. BOLEK: I would invest my money elsewhere.

MRS. AMY: Okay. I think that's best.

HEARING OFFICER: So this will move on to the Board of Appeals, right, automatically, which is

May 21st. If you, you know, decide that you want to keep the property, and try to rehab it, then you're going to need to come to that meeting and present your arguments why you can do it. But there's going to be -- just looking at the pictures, it's not going to be an easy task.

MRS. AMY: Yeah. Okay.

MR. KOLBE: You need an estimate of what it's going to cost to fix it, and show that you have the financial wherewithal to do that.

MRS. AMY: Yes.

MR. AMY: We get that estimated cost from a builder?

MR. KOLBE: Yes. You're going to have a property maintenance inspection.

MR. AMY: This is after our property maintenance inspection.

MR. KOLBE: Right. What they'll do is give you a list of things that has to be done to the property in order to rehab it. And of those things, what's going to require a permit. And then you'll go with the contractor or whatever and say, okay. It's going to cost X number of dollars to fix all of these items, plus the permit cost, etcetera. And that number is, and I have money or financing to do that from this

bank, or wherever, that shows that you have the financial wherewithal to do it. You know, the last thing we want you to do is spend a bunch of money on it, get part way through it, and say I can't go any further. There's not a dime around, and the house isn't finished, and you're going to have to -- it goes away. I haven't been in it. From what they're saying, think hard before you invest more money to go after what you got. I know that's got to be hard. But I don't want you to spend every dime you have to go after something that's not obtainable.

HEARING OFFICER: Can I ask you how much you paid for the property?

MR. AMY: I paid a grand, I think it was. I think I paid a grand, a thousand.

HEARING OFFICER: Well, just my opinion looking at the pictures, you could build a new house cheaper than you can fix this up.

MR. AMY: Um-hmm. Okay. So if they had the house demoed, what happens then?

MR. KOLBE: Typically, the demolition cost would be placed against the property. Most people at that point they don't pay the property taxes. The house gets demoed, and the lot is sold or, you know, at whatever time. Auctioned off. But most people just --

they stop paying their taxes, and walk away from it.

MR. AMY: So even if the house is demoed, until somebody paid the taxes, it would still be their lot? Is that what you're saying?

HEARING OFFICER: No. Well, what they'll do it put the cost of the demolition onto your property taxes. And then you would have to pay that amount plus your property taxes, a surcharge or an assessment against the property.

MR. KOLBE: To give you a budget number, it's roughly right now $8.93 per square foot of structure is the demolition cost. I don't know right off the top of my head what the --

HEARING OFFICER: It says almost 1,200.

MR. KOLBE: Yeah, so take 1,200 and multiply by nine, or 1,200 square feet and multiply it by nine, and that's going to be the cost of the demolition that will be on the taxes.

HEARING OFFICER: That's $10,000 against the property.

MR. KOLBE: That's why I say most of the people at that point, you know, the lot isn't worth that kind of money to retain the lot. You can buy a lot cheaper if you wanted to build somewhere. So, again, you know.

HEARING OFFICER: You have an option, too, of having the house demoed yourself. You could have it torn down probably at less money.

MR. BOLEK: Right.

MR. KOLBE: Right. But it's still --

HEARING OFFICER: I don't know what a vacant lot is worth in Pontiac, so it might be something to think about.

MR. AMY: Okay. So you need to know by May, you said May 21st?

HEARING OFFICER: May 21st.

MR. KOLBE: May 21st you'll be getting a notice from the Board of Appeals. If it's something you wanted to save, I would come to the meeting and prepare how you're going to save it. And, as I say, you know, I would have your property maintenance inspection by then, so you have a good idea of what you're doing. If it's something you just decide between now and then in your heart it's not worth doing, you can come to the meeting, if you wish, or if you don't attend it'll simply pass on to condemnation and go down the road of waiting to be demoed. And I realize that that's got to be a hard, emotionally hard decision to come. And, as I say, if you don't want to deal with that, you don't have to come to the meeting. That's the consequences.

It'll go on for demo at that point.

MRS. AMY: Thank you.

MR. AMY: Thank you, sir.

HEARING OFFICER: Good luck to you.

MR. BOLEK: Thank you.

HEARING OFFICER: 92 Wessen.

MR. BOLEK: 92 Wessen. Posted 3/27 of '14. This appeared to be a vacant building. Chimney was collapsing. That's been removed now. It appeared to be some foundation settling, and some other cracking going on in the structure. Overgrown. There was a rotted stair assembly in the back. The gas meter's locked out. The electric meter was on. There were no permits pulled for the demolition of the chimney. We're recommending demolition.

HEARING OFFICER: Your name, sir?

MR. OSBY: My name is Lester Osby.

HEARING OFFICER: Okay. And you're the -- are you the trustee for the congregation or what?

MR. OSBY: I'm the reverend up there.

HEARING OFFICER: You're the reverend.

MR. OSBY: Yeah.

HEARING OFFICER: Okay.

MR. OSBY: The building is not -- it's not in that particular -- I got pictures right here of the

inside of the building. It's not ready to be demolished. That back porch, we just had -- I stated the last time I was here we just had a roof put on that church in January of 2011, brand new roof by ABC, I'm sorry, ABC Standard Roofing.

MR. KOLBE: And they never pulled a permit.

MR. BOLEK: They never pulled a permit.

MR. OSBY: They pulled permits. It was posted on the door outside of the church. They pulled permits for that.

HEARING OFFICER: Refresh my memory. Did you just purchase this building?

MR. OSBY: No. We've had this building since the 1930s. Last time we came we spoke with you guys.

HEARING OFFICER: That there was a change of --

MR. OSBY: The pastor just died in December of '13. And I've taken over now.

HEARING OFFICER: Okay.

MR. OSBY: And that's what we're doing, the rehab. I have pictures right here if you want to see them.

MR. BOLEK: So you're rehabbing the property without any permits also?

MR. OSBY: No, no.

MR. BOLEK: That's what you just said.

MR. STEPHENSON: Let me correct him. It's not like that.

HEARING OFFICER: Your name, sir?

MR. STEPHENSON: Nathan Stephenson. I'm the deacon.

HEARING OFFICER: Okay.

MR. OSBY: There's nothing wrong with the building.

MR. STEPHENSON: It's not a rehab per se. What it is is just some paint, you know, chip away some of the old paint that's there, and I was unaware of the whole -- you can blame the chimney thing on me. I went by and had members, and the chimney it was actually -- you could probably see the pictures hanging up there. It started to separate from the building, so I went and attempted myself to knock it down so that no kids in the area will play. You have a big fenced in area of the church.

HEARING OFFICER: Okay.

MR. STEPHENSON: So what it was, I knocked the chimney all the way down, so it's no longer a hazard to anyone that even comes even past there.

HEARING OFFICER: Okay.

MR. BOLEK: Look at these pictures, too.

MR. KLOPOCINSKI: Look at these pictures.

MR. KOLBE: You need a demolition permit to take that off. Those are some of the concerns that they have.

HEARING OFFICER: Do we have a property maintenance inspection? You don't do that on commercial properties.

MR. BOLEK: On the commercial property, once you got the team inspection.

HEARING OFFICER: Team inspections. I remember the chimney, but I remember the stairwell. This is a means of egress.

MR. KOLBE: As I stated before, you need to have a property maintenance inspection.

MR. OSBY: Last time you guys told us you didn't even know -- you came up and said you didn't even know if you had authority to come in there, because we were grandfathered in. You told us to wait, and you would call us. I left my number with you, and he left his number also. You said you would call us to find out. You said you had to do some research to find out if you even had the authority to have this discussion.

MR. KOLBE: Yes, we do.

MR. STEPHENSON: The Trinity Church, and the baptist church across the street, and it's us on that street.

HEARING OFFICER: Okay. I think I recall some of the discussion last time, and one of the issues that of grave concern here is the stairway in the balcony on the second floor here, because this is an emergency means of egress for people from the building. And by looking at the railing, I can tell you that the odds are it doesn't come close to meeting the building code.

MR. STEPHENSON: I understand that.

HEARING OFFICER: So whether the building department was supposed to contact you or not, you know, we'd have to look through the meeting minutes to find out. But I think what's needed here is an inspection of the property to make sure that the life safety issues are taken care of here. And I recognize that you've been in existence here, and it's been used as a church for years, correct?

MR. OSBY: Right.

HEARING OFFICER: But just seeing some of the things on the outside, I'm not saying they carry through on the inside, but some of the things on the outside need to meet the code, and code is a minimum

standard, okay?

MR. STEPHENSON: I understand.

HEARING OFFICER: So I think Rick you said it's a team inspection. Is that what it's called on a commercial property?

MR. BOLEK: Yes.

MR. STEPHENSON: What is the price?

MR. OSBY: Is it $400?

MR. KOLBE: $350.

MR. STEPHENSON: $350.

HEARING OFFICER: Does the church have the funds for the $350?

MR. STEPHENSON: I'm sure the Lord will bless us in some kind of way.

HEARING OFFICER: I think that's what needs to be done.

MR. STEPHENSON: That's not $350. That's $350 to come out and say, hey, this isn't good. You need to tear it down.

MR. BOLEK: In a team inspection, all the inspectors comes out. The building, the plumbing, the mechanical, and the electrical inspector will all come out and go through the building, so that they can determine in their specific trades what corrections may need to be done to bring the building into compliance.

The greatest concern is that being an assembly building, that it meets egress requirements for -- I'm sorry. The fire department also comes out also. But it meets the egress requirements for an assembly structure. And that the state -- effective means of egress out of the building along with the safety issue of the plumbing, mechanical, and those kinds of things.

MR. STEPHENSON: Now, where our sanctuary is is on the first floor. That's right on Wessen Street. Now, what you see the stairs, the second floor for the landing, that's where our kitchen area is. It's upstairs. So it's not necessarily wouldn't be used for -- I guess maybe emergency if we were up there, you know.

MR. BOLEK: If one person, if one person goes into a building as an assembly building, it has to meet the egress requirements of the life safety hazards in the fire code.

MR. STEPHENSON: Okay. I understand.

MR. BOLEK: So it doesn't matter what's up there. What matters is that it's a safe means of egress. Because if one person gets caught and dies in a situation like that, it's not worth it.

MR. STEPHENSON: Right.

MR. BOLEK: So that's why those codes were put in place to protect life safety.

HEARING OFFICER: So when do you think you could apply for that inspection?

MR. STEPHENSON: For the inspection, probably be a little minute, because we tied up. We purchased a brand new furnace for the building. We've been since December we've been working on gradually, you know, putting money together. It's only seven, eight members. You know, it's not like we have a membership of 50 or 100.

HEARING OFFICER: Yeah.

MR. STEPHENSON: So we're small in numbers, but it's enough of us.

HEARING OFFICER: Because if you're putting a new furnace in, that requires a permit.

MR. STEPHENSON: Exactly. You see the pictures. I think he showed them to you. It's still in the box. Still in the crate. You know, we haven't even done anything.

MR. OSBY: We know we have to pull the permits.

HEARING OFFICER: Right.

MR. OSBY: Right now we using -- I was purchasing the stuff that was needed from, you know,

some of our membership. They do construction. They do different things. And the next thing is to let us know, you know, what do you see that's needed in this building. I already contacted ABC Standard for that back porch thing that you're talking about coming down, if they can redo that and do that brickwork coming down. They will pull the permits for that. I've contacted them. We're just trying to raise the money to be able to get that done.

HEARING OFFICER: Yeah.

MR. OSBY: Like I said, we just paid $6,500 to get the roof done.

MR. STEPHENSON: Brand new roof.

MR. OSBY: Brand new tore off.

HEARING OFFICER: You know, we want to make sure, too, that if you have a contractor come out that they build the railing to code, not have you pay for something that doesn't meet code, okay?

MR. OSBY: Okay.

HEARING OFFICER: You've got a liability here yourself with people -- somebody decides that they're going to go off to the kitchen, and they trip and fall, and break through a railing that doesn't meet code, you've become potentially liable. So how do you do you want to handle this?

MR. BOLEK: They need to get a team inspection within 14 days.

HEARING OFFICER: Do you think you can do that?

MR. STEPHENSON: God is good. He'll bless us with $350.

HEARING OFFICER: April 30th.

MR. KOLBE: By April 30th.

MR. STEPHENSON: And they'll come out, and do they itemize? And, I mean, will it be itemized like the plumber, and will they tell you exactly what it is?

MR. BOLEK: Yes.

HEARING OFFICER: Yes.

MR. STEPHENSON: Okay.

MR. KOLBE: If there's exit signs needed. If there's what -- they will give you kind of a laundry list of what's going to be required, and that laundry list will also tell you what is going to be required. Some of the things they may have. I realize you need a new furnace. But had the furnace been there, we may have said give me a furnace, sir. That would require a permit. You're good to go, and I'll know that you're fine. You're replacing the furnace, so that's not an issue. But, you know, they're all going to be there. Their items are going to be listed. May or may not

require a permit for each item. They'll tell you what is going be needed.

MR. STEPHENSON: So $350 the team inspection, same as a commercial building, right?

MR. OSBY: Yes.

MR. STEPHENSON: Pay that by the 30th?

HEARING OFFICER: Yep, by the 30th.

MR. OSBY: They give you the date of when they come out?

MR. KOLBE: They do team inspections on Tuesdays and Thursdays typically at 10 o'clock in the morning.

MR. OSBY: Okay.

MR. KOLBE: After you come in, pull your permit, we can schedule the inspection the next date that they're available.

AUDIENCE MEMBER: Okay.

MR. STEPHENSON: So by the 30th, okay.

HEARING OFFICER: Good luck, gentleman.

MR. STEPHENSON: Have a great week.

MR. OSBY: Do I have to, like when we pull that permit --

MR. STEPHENSON: You don't have to pull the permit to get the team inspection.

MR. OSBY: Do I bring that back to you guys?

MR. KOLBE: No. That will be in our records, and then we'll know that it's been pulled, and when it was pulled, and what they found.

HEARING OFFICER: Then I think you have, what, 30 days after that to --

MR. KOLBE: To pull your permits.

HEARING OFFICER: So you've got a little bit of time here to save up some money.

MR. KOLBE: Your building permit will be the first one you have to pull. I can just tell you that. The building permit will be the first one you have to pull.

MR. OSBY: All right. Thanks a lot.

(Break at 6:45 p.m.)

(Back on the record at 6:52 p.m.)

HEARING OFFICER: 115, 117 Augusta.

MR. BOLEK: 115, 117 Augusta. Posted 3/26 of '14. This is a vacant structure. Windows were open to trespass and broken. Siding missing. Aluminum siding being stripped. Recommended placement on the demolition list.

HEARING OFFICER: So ordered.

161 Branch.

MR. BOLEK: 161 Branch. Posted 3/27/14. This is a vacant collapsing structure. Roof leaks.

Roof is rotting. Framing members are rotting. Foundation's crumbling. Debris. Unkept. Gas meter's gone. Electric meter's gone. Recommend placement on the demolition list.

HEARING OFFICER: So ordered.

360 Cesar Chavez.

MR. BOLEK: 360 Cesar Chavez. Posted 3/26 of '14. This is a vacant structure. Interior's destroyed. Open trespass in the front door. Roof's leaking. Mechanicals are gone. Chimney's crumbling. Recommend placement on the demolition list.

HEARING OFFICER: So ordered.

364 Cesar Chavez.

MR. BOLEK: 364 Cesar Chavez. Posted 3/26 of '14. Another vacant structure open to trespass, or open, and windows, roof leaks. Windows are boarded. Overgrown. Debris. Gas meter gone. Recommend placement on the demolition list.

HEARING OFFICER: So ordered.

26 Clairmont Place.

MR. BOLEK: 26 Clairmont Place. Posted 3/26 of '14. This is a vacant structure. Permits have been pulled. Property maintenance inspection was done on 10/4/13. All permits needed. All permits have been pulled except mechanical permit. Recommend postponing

to the July meeting to continue the rehab.

HEARING OFFICER: So ordered.

31 Clairmont.

MR. BOLEK: 31 Clairmont Place. Posted 3/26 of '14. This is a vacant severely fire damaged structure. The entire roof has been burnt off. Debris. Unkept. The foundation is settling. Recommend placement on the demolition ist.

HEARING OFFICER: So ordered.

452 Ditmar.

MR. BOLEK: 452 Ditmar. Posted 3/27 of '14. It's a vacant structure. Siding's being stripped. Windows are boarded. Overgrown. Debris. Unkept. Drupelets are cut to the electric service. Recommend placement on the demolition list.

HEARING OFFICER: So ordered.

490 Ditmar.

MR. BOLEK: 490 Ditmar. Posted 3/27/14. This is a vacant collapsing structure. Open to trespass of the doors. There's holes in the roof, and the walls are rotting out. Siding's being stripped. Collapsing. Basement was full of ice on the date of inspection. Placement on the demolition list.

HEARING OFFICER: So ordered.

63 Elwood.

MR. BOLEK: 63 Elwood. Posted 3/26 of '14. This is a vacant structure boarded by the federal programs. Doors and windows were boarded. Roofing's dilapidated. The hole in the garage, roof. There were property maintenance inspections performed on 9/24/13. All permits needed. Total rehab. Building permit was pulled on 9/25 of '13. Electrical permit pulled on 2/25 of '14. Nobody's here, so we recommend the placement on the demolition list.

HEARING OFFICER: So ordered.

53 Florence.

MR. BOLEK: 53 Florence. Posted 3/26 of '14. This is a vacant structure open to trespass through the front doors. Opened to the elements of the windows and roof. Siding's being stripped. Metals have been stripped. Overgrown. Debris. Unkept. Gas meter's gone. Electric meters locked out. Placement onto the demolition list.

HEARING OFFICER: So ordered.

43 North Francis.

MR. BOLEK: 43 North Francis. Posted 3/26 of '14. This is a vacant structure. Broken windows. Chimney's crumbling. Overgrown. Debris. Unkept. Jumped electric meter. Recommended placement onto the demolition list.

HEARING OFFICER: So ordered.

97 South Francis.

MR. BOLEK: 97 South Francis. Posted 3/26 of '14. It's a vacant structure. Siding's missing. Roof is rotting. Interior's full of debris. There are numerus tires in the rear yard. Overgrown. Unkept. Gas meter's removed. Electric meter's off. Recommended placement on the demolition list.

HEARING OFFICER: So ordered.

124 Franklin Boulevard.

MR. BOLEK1 124 Franklin Boulevard. Posted 3/27/14. This is a vacant structure open to trespass through the basement doors. Foundation's crumbling. Garage roof's collapsing. Interior's trashed. Overgrown. Unkept. Gas meter's removed. Metals have been stripped. Recommend placement onto the demolition list due to any lack of any interest.

HEARING OFFICER: So ordered.

128 Henderson.

MR. BOLEK: 128 Henderson Street. Posted 3/26 of '14. This is a remaining house from a previous demo where there was two houses on one lot. Only one was taken down. The structure's open to trespass in the front doors and windows. Rotted structure. Loads of debris in the house. Recommended placement onto the

demolition list.

HEARING OFFICER: So ordered.

165 Howard McNeil.

MR. BOLEK: 165 Howard McNeil. Posted 3/27 of '14. It's a vacant structure. Open to trespass in the rear door. The interior's being demoed. There's an abandoned vehicle in the driveway. Overgrown. Graffiti on the basement walls. Recommend placement on to the demolition list.

HEARING OFFICER: So ordered.

35 Mark Avenue.

MR. BOLEK: 35 Mark Avenue. Posted 3/27 of '14. It's a vacant structure. Open to trespass in the rear doors and windows. All metals have been stripped. Gutters falling off. Overgrown. Debris. Unkept. Gas meter's locked out. Electric meter's off. Recommend placement on the demolition list.

HEARING OFFICER: So ordered.

40 Mark Avenue.

MR. BOLEK: 40 Mark Avenue. Posted 3/27 of '14. This is a vacant structure. Open to trespass in the side doors. Boarded windows. Interior's trashed. Floors are buckling. Overgrown. Debris. Unkept. Wood deck's rotting and falling. Gas meter off. Electric meter off. Recommend placement on the demolition list.

MR. KOLBE: Um-hmm, yeah. I was going to give them the benefit of the doubt if they were here.

HEARING OFFICER: So ordered.

592 Markle.

MR. BOLEK: 592 Markle. Posted 3/26 of '14. This is a vacant structure. Open to trespass through the front door. Front porch is rotted. Paint's peeling on the interior walls. Overgrown. Debris. Unkept. Gas meter's locked out. Electric meter's missing. Recommend placement onto the demolition list.

HEARING OFFICER: So ordered.

617 Markle.

MR. BOLEK: 617 Markle. Posted 3/26 of '14. Open to trespass through the side doors. Loads of debris inside and outside. Copper's being stripped. Overgrown. Debris. Unkept. Gas meter's locked out. Electric meter's off. Front porch steps are crumbling. Recommended placement onto the demolition list.

HEARING OFFICER: So ordered.

621 Markle.

MR. BOLEK: 621 Markle. Posted 3/26 of '14. This is a vacant structure open to trespass through the side door. Debris. Overgrown. Unkept. Animals undermining. Gas meter's gone. Electric meter's gone. Recommended placement onto the demolition list.

HEARING OFFICER: So ordered.

666 Markle.

MR. BOLEK: 666 Markle. Posted 3/26 of '14. This is a vacant structure boarded by the owner appears. Broken windows. Overgrown. Debris. Unkept. Gas meter's gone. Electric meter's off. Recommend placement on the demolition list.

HEARING OFFICER: So ordered.

30 Marquette.

MR. BOLEK: 30 Marquette Street. Posted 3/26 of '14. It's a vacant structure open to trespass through the side doors. All metals are stripped. Front porch post missing. Overgrown. Debris. Unkept. Front porch collapsing. Gas meter's locked out. Electric meter's off. Recommended placement onto the demolition list.

HEARING OFFICER: So ordered.

56 Matthews.

MR. BOLEK: 56 Matthews. Posted 3/26 of '14. This was a vacant structure. It has since been purchased. Was open at the time of the inspection in the rear door. The kitchen had been stripped. All the mechanical's been stripped. Both plumbing's been stripped. Overgrown. Debris. Unkept. Property maintenance inspection was performed on 4/8 of '14.

All permits were required.

MR. KOLBE: I was giving him the benefit of the doubt that they were proactive in coming in to pull the property maintenance inspection that we might give him some time to do the permits, but he's not here, so.

MR. BOLEK: Well, he's not here because I know he works at night.

MR. KOLBE: Okay.

MR. BOLEK: Can we postpone this until the 30th to give him time to pull his permits, and if he doesn't pull them by the 30th then it moves on?

MR. KOLBE: It's up to George.

MR. BOLEK: I just had the inspection with him yesterday.

HEARING OFFICER: Yeah.

MR. BOLEK: I mean, I think they're going to try, but I know he works at night.

HEARING OFFICER: Okay. So owner has until April 30th to pull permits. Otherwise, this moves on to the Board of Appeals.

547 Nevada.

MR. BOLEK: 547 Nevada. Posted 3/27 of '14. This is a fire damaged vacant structure. Holes in the roof from the fire damage. Overgrown. Debris. Unkept. Broken windows. Gas meter's gone. Electric meter's

gone. Recommending placement on the demolition list.

HEARING OFFICER: So ordered.

84 Oakhill.

MR. BOLEK: 84 Oakhill Street. Posted 3/26 of '14. This is another vacant fire damaged structure open to trespass in the rear doors. Windows are broken out. Interior's destroyed. Full of debris from the fire damage. Overgrown. Debris. Unkept. Gas meter's locked out. Electric meter's off. Recommend placement on the demolition list.

HEARING OFFICER: So ordered.

404 Osmun.

MR. BOLEK: 404 Osmun. Posted 3/27 of '14. This structure is an unregistered rental. Both units were occupied as a duplex that was converted from a single family without any permits or zoning approvals. Siding was falling off. It had been rehabbed without permits. Property maintenance had been applied for as required, but it did not go to the Board of Appeals, however. The inspections were cancelled by the owner. We're recommending demolition.

HEARING OFFICER: Move it to the Board of Appeals.

774 Palmer.

MR. BOLEK: 774 Palmer. Posted 3/26 of '14.

This is a vacant structure open to trespass through the rear doors. Windows are broken. Metals are stripped. Interior's full of debris. Overgrown. Debris. Unkept. Gas meter's locked out. Electric meter's off. Recommending placement on the demolition list.

HEARING OFFICER: So ordered.

809 Palmer.

MR. BOLEK: 809 Palmer. Posted 3/26 of '14. This is a vacant structure. A property maintenance inspection was performed on 10/16 of '13. All permits were required. All permits have been pulled. All permits are active. Recommend postponement to the July meeting to complete renovations.

HEARING OFFICER: We'll hold over until our July meeting.

766 Pensacola.

MR. BOLEK: 766 Pensacola. Posted 3/26 of '14. This is a vacant structure. Property maintenance inspection performed on 4/12 of '13. All permits needed. All permits have been pulled. We're recommending dismissal if all the permits are finalized by April 30.

MR. KOLBE: Basically he's got a building to finish up, and I'm assuming he's going to be done. Electrical is, you know, he passed the electrical.

It's just the building that's got to be finalized.

HEARING OFFICER: Okay.

MR. KOLBE: And my thing is, you know, instead of bringing it back to us in July, if he --

HEARING OFFICER: Give him until April 30th.

MR. KOLBE: C of C. If he has the C of C we just dismiss it.

HEARING OFFICER: Am I checking right here?

MR. KOLBE: Yes.

HEARING OFFICER: And then just add in if done by.

MR. KOLBE: Yeah, if done by, right.

HEARING OFFICER: Okay. So set proceedings will be closed if all work and certificate of occupancy is completed by April 30th, 2014. If not, goes to the Board of Appeals.

21 Pingree.

MR. BOLEK: 21 Pingree. Posted 3/26 of '14. This was a vacant structure. The owner has been working on it through the winter. Property maintenance inspection performed on 1/17 of '13. This is real close to finishing. We're recommending postponement to July. He just needs to finish it up. He's really close.

HEARING OFFICER: Do we want to wait, or can

you move it to the Board of Appeals?

MR. KOLBE: We'll just bring it back here July. But if it's done by, if you think it's going to be April, do you think it will be done by, or do you have a date?

MR. BOLEK: He's out of town.

MR. KOLBE: Then I would --

MR. BOLEK: Because I don't know what other inspections have been performed. So we need to just postpone to the July meeting.

HEARING OFFICER: We'll hold this over until the July meeting.

286 Raeburn.

MR. BOLEK: 286 Rayburn Street. Posted 3/27/14. This is a vacant structure boarded by others. Siding's being stripped. Debris, although Oakland County did clean that up. The property maintenance inspection was performed on 1/14 of '14. The owner called to say it was too expensive to proceed, so we're recommending demolition due to lack of interest.

HEARING OFFICER: So ordered.

210 Sanderson.

MR. BOLEK: 210 Sanderson. Posted 3/26 of '14. This is a vacant structure. Open to trespass through rear door. Rear windows are open to the

weather. Metals are stripped. Rotted windows. Debris. Unkept. Animals undermining. The water was running in the basement so United Water was called to shut off. Ceilings are collapsing. Loads of debris. Recommending placement onto the demolition list.

HEARING OFFICER: So ordered.

582 Second.

MR. BOLEK: 582 Second Street. Posted 3/26 of '14. All permits have been finalized on this property. Recommend dismissal.

HEARING OFFICER: So ordered.

21 Shirley.

MR. BOLEK: 21 South Shirley Street. Posted 3/26 of '14. This is a vacant structure. Rot -- porches are rotted. Boarded windows. Rotted roof. Overgrown. Debris. Unkept. Gas meter's removed. Electric meter's removed. Recommend placement onto the demolition list.

HEARING OFFICER: So ordered.

77 Spokane.

MR. BOLEK: 77 Spokane. Posted 3/28 of '14. This is a vacant abandoned structure. Interior needs work. Debris. Overgrown. Unkept. All permits are required on this demolition. We're recommending demolition due to lack of any activity.

HEARING OFFICER: So ordered.

79 Spokane.

MR. BOLEK: 79 Spokane. Posted 3/28 of '14. This is a vacant abandoned structure. Interior trashed. Debris. Overgrown. Unkept. Electric meter off. Gas meter off. Recommend demolition due to lack of any activity.

HEARING OFFICER: So ordered.

575 South Stirling.

MR. BOLEK: 575 South Stirling. Posted 3/26 of '14. This is a vacant fire damaged structure. Open to trespass through the rear door. There's holes in the roof and walls from the fire damage. Overgrown. Debris. Unkept. Gas meter locked out. Electric meter's been pulled. Recommend placement onto the demolition list.

HEARING OFFICER: So ordered.

805 South Stirling.

AUDIENCE MEMBER: 805 South Stirling. Posted 3/26 of '14. This is a vacant structure. Porch is crumbling. Siding missing. Rotten framing under the doors. Property maintenance was performed on 1/2 of '14. They required a building permit, mechanical permit, electrical permit, plumbing permit. All those permits have now been obtained. Recommending

postponement to the July meeting to complete the rehab.

HEARING OFFICER: So ordered.

811 South Stirling.

AUDIENCE MEMBER: 811 South Stirling. Posted 3/26 of '14. This is a vacant structure boarded by the federal programs. Electric service wires are cut. Electric gas meters are gone. Debris. Overgrown. Unkept. Rear deck is dilapidated and unsafe. Property maintenance inspection was performed on 10/18 of '13. All permits were required. All permits were pulled in November of '13. Recommend postponement to the July hearing officer meeting to allow work to be completed.

HEARING OFFICER: So ordered.

381 University.

MR. BOLEK: 381 University. Posted 3/26 of '14. This is a vacant, collapsing structure. It's open to trespass in the front door. Front doors and windows are open to the elements. Major portion of the foundation is collapsing into the basement. The structure's rotting. It's overgrown. Debris. Unkept. Animals are undermining the foundation areas. Broken windows. Gas meter's locked out. Electric meter's off. We're recommending placement onto the demolition list.

HEARING OFFICER: So ordered.

47 Warner.

MR. BOLEK: 47 Warner. Posted 3/27/14. This is a vacant structure open. Doors and windows are boarded. It's a fire damaged structure. Siding's being stripped. Overgrown. Debris. Unkept. Gas meter's locked out. Electric meter's gone. Recommend placement onto the demolition list.

HEARING OFFICER: So ordered.

Is there any other business?

MR. KOLBE: No.

HEARING OFFICER: That conclude's tonight's meeting.

(The Meeting was concluded at 7:14 p.m.)

CERTIFICATE OF NOTARY

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

I, JOANNE MARIE BUGG, certify that this meeting was taken before me on the date hereinbefore set forth; that the foregoing questions and answers were recorded by me stenographically and reduced to computer transcription; that this is a true, full and correct transcript of my stenographic notes so taken; and that I am not related to, nor of counsel to, either party nor interested in the event of this cause.

Joanne Marie Bugg

JOANNE MARIE BUGG, CSR-2592
Notary Public,
Wayne County, Michigan
My Commission expires: February 26, 2019

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