

CITY OF PONTIAC
HEARING OFFICER MEETING
APRIL 10, 2013
4:00 p.m.

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Agenda:)
)
Petitions from)
Hearing Officer Dave Byrwa)
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Meeting before a Hearing
Officer at 47450 Woodward Avenue, Pontiac, Michigan, on
Wednesday, April 10, 2013.

PRESENT:

- George Hartman - The Chairperson
- Rick Budd
- Richard Bolek
- Dan Kolbe

OTHERS PRESENT:

- Enrique Flores
- Ricardo Rues
- Kevin Hammons
- Pamela Wood
- Belen Perez-Garcia
- Dean Shannon
- Erik and Francisco Gaytan
- Santiago Peralta
- Gerry Daley
- Luke Holsworth and Lindsay Taylor
- Barbara Pickens, Councilman George Williams,
Councilwoman Pietila and Lonell Carr
- Kul Yang
- Aurelia Humphrey
- Jorge Dela Cruz and Estrella Preciado
- Mike Padilla Jr. and Mike Padilla Sr.
- James Overton, John Stewart, Mattie McKinney-Hatchett and
Reverend McDonald
- Fabian Ellis
- Skip Nolte
- Beverly Holmes
- Patrick McClusky
- Crystal Martin-Levier and Ronnie and Michelle Prater
- Theresa Robinson

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1 Pontiac, Michigan

2 April 10, 2013

3 4:07 p.m.

4 THE CHAIRPERSON: I call today's meeting to
5 order. If you could please, Pledge of Allegiance.

6 (Pledge of Allegiance recited by all.)

7 THE CHAIRPERSON: Has everybody signed in?
8 Anyone that hasn't signed in?

9 My name is George Hartman. I'm the hearing
10 officer today. Would everybody like to introduce
11 themselves.

12 MR. BYRWA: My name is David Byrwa and I'm
13 one of the building inspectors with the City of
14 Pontiac.

15 MR. BUD: Rick Bud, one of the building
16 inspectors with the City of Pontiac.

17 MR. BOLEK: Richard Bolek, code enforcement
18 officer for the City of Pontiac.

19 MR. KOLBE: Dan Kolbe, permits, City of
20 Pontiac.

21 THE CHAIRPERSON: What we'll do today is
22 we'll call to hear everybody that is signed in first.
23 So if you don't get called and we're down to the end,
24 let us know that you didn't get signed in. When you
25 get called, please come up to the podium, recite your

1 name, address and property that you're here
2 representing, please. And then, at that time, we'll
3 have the staff explain the situation with the property
4 and then we'll have a hearing on that property. Okay?

5 First property, 338 Cass Avenue. Your name,
6 please.

7 MR. FLORES: Enrique Flores.

8 THE CHAIRPERSON: Thank you.

9 MR. BYRWA: We've got 338 Cass Avenue. And
10 this property has been before us on -- this is the
11 fourth time now. The dates of the hearing were 7-11 of
12 2012, 10-10 of 2012, 1-09 of 2013 and now 4-10 of 2013.
13 There was a Property Maintenance Inspection but, for
14 some reason, there was never any follow-up on any
15 permits obtained. There was plumbing, mechanical and
16 electrical permits required and, for some reason, there
17 was never any permits obtained.

18 Our recommendation is that it stay on the
19 demolition list and proceed to the Board of Appeals.

20 MR. FLORES: The reason why I haven't gotten
21 any permits, I found out there was a tax problem I had
22 to take care of. I've gotten most of that taken care
23 of. Now I'm able to pull the permits and get what I
24 need to get done done. I've got someone coming in to
25 finish cleaning up the place and start construction on

1 it.

2 THE CHAIRPERSON: So you were held up because
3 of money needed for taxes; is that correct?

4 MR. FLORES: Back taxes. It was held up
5 because of backed taxes. I didn't know anything about
6 it the last times until February when my mom brought it
7 up to me. That's her property and I don't live with
8 her or anything but either that or I had to take what I
9 was going to start construction with, take that, take
10 care of some of the backed property taxes on it, get
11 that up to date and then I can start construction.
12 Because I didn't want to start construction if I'm
13 going to lose the house anyways -- she's going to lose
14 the house anyways.

15 THE CHAIRPERSON: Okay. And when -- when
16 is -- when do you plan on pulling permits?

17 MR. FLORES: Within the 30 -- within the next
18 three weeks. I had one -- I had mechanical --
19 builder's permit already. I'll draw the other two in
20 the next three -- three to four weeks.

21 THE CHAIRPERSON: What -- what's the repair
22 work that needs to be done on the house?

23 MR. FLORES: I got a roof that needs repair.
24 I've got -- I've got now -- I really got into the house
25 and really went -- went through it. I've got windows

1 to replace. I've got a back wall in the basement I
2 need to redo and then rebuild the porch roofs and redo
3 the electrical wiring.

4 THE CHAIRPERSON: Okay. Are you doing the
5 work yourself or contracting?

6 MR. FLORES: I'm going to be -- I was going
7 to do it myself but I'm going to be contracting it.

8 THE CHAIRPERSON: Okay. Are you current on
9 the taxes now?

10 MR. FLORES: I'm still behind on them but
11 they're within minutes. I'm not in foreclosure
12 anymore.

13 THE CHAIRPERSON: Uh-huh. Mr. Byrwa, what do
14 you --

15 MR. BYRWA: You know, my recommendation is
16 that it still stay on the demolition list and you take
17 it up with the Board of Appeals. This is the fourth
18 occasion here that you're at this meeting and I
19 understand everybody has circumstances and -- and
20 things but, you know, our recommendation is that it
21 stay and move, proceed to the Board of Appeals.

22 MR. FLORES: When is the Board of Appeals
23 meeting?

24 MR. KOLBE: It would be the second Wednesday
25 of May for this parcel.

1 THE CHAIRPERSON: If you pull your permits
2 and start work on the home, you can show up at the
3 Board of Appeals and indicate that you have those
4 active permits, that you're working on the house and
5 then the Board of Appeals would --

6 MR. KOLBE: Postpone it just like --

7 THE CHAIRPERSON: -- postpone --

8 MR. KOLBE: Uh-huh.

9 THE CHAIRPERSON: -- the hearing on that.
10 When you have everything completed, you get your final
11 inspections and then the house will come off the Board
12 of Appeals hearing list. So -- are you agreeable with
13 that?

14 MR. FLORES: I would actually like 30 days so
15 I can get this work -- I'll go for -- I'd like to go
16 before the Board of Appeals.

17 THE CHAIRPERSON: Well, the Board of Appeals
18 won't meet until -- I'm sorry. It was --

19 MR. KOLBE: The second Wednesday of -- of --

20 MR. BOLEK: May.

21 MR. KOLBE: May. I don't have my calendar.

22 THE CHAIRPERSON: So you have more than 30
23 days to pull those permits before the Board of Appeals.

24 MR. FLORES: Okay. That will work, I guess.

25 THE CHAIRPERSON: Will that work for you?

1 MR. FLORES: Yes. I have to work with him.

2 THE CHAIRPERSON: Yeah. All right. Are you
3 good with that, Mr. Byrwa?

4 MR. BYRWA: Yes.

5 THE CHAIRPERSON: Very good. So this will
6 stay on the -- on the Board of Appeals list but you
7 have until that hearing to pull your permits, which
8 will give you more than 30 days --

9 MR. FLORES: Okay.

10 THE CHAIRPERSON: -- to pull the permits.
11 And you'll have to show up at that hearing to produce
12 your permits --

13 MR. FLORES: At that hearing here --

14 THE CHAIRPERSON: -- to show that you're --

15 MR. FLORES: -- or where is the hearing at?

16 THE CHAIRPERSON: That hearing's here.

17 MR. KOLBE: Yes, they're here.

18 THE CHAIRPERSON: They're here.

19 MR. KOLBE: 5:00.

20 MR. FLORES: Okay.

21 MR. KOLBE: You'll get a notice just like you
22 did this one.

23 THE CHAIRPERSON: Very good. Thank you.

24 33 Utica Road. Your name, please.

25 MR. RUES: Ricardo Rues.

1 THE CHAIRPERSON: Thank you.

2 Mr. Byrwa?

3 MR. BYRWA: Yeah. We've got 33 Utica Road.

4 This property was posted on December 28th, 2012 and
5 March 27th, 2013. Subsequently, it's been to two
6 hearings -- or this is the second hearing. The first
7 one was January 9th, 2013 and this is the second one on
8 April 10th, 2013. We don't have any record of any
9 Property Maintenance Inspection.

10 Yeah, I see that the inspector's
11 recommendation is that this one be dismissed. I guess
12 a building permit was pulled and it was inspected and
13 you did considerable work with the property.

14 MR. RUES: Yes.

15 MR. BYRWA: Okay. Did you have all the
16 permits closed out? You did.

17 MR. RUES: I now only closed the garage, for
18 the door.

19 MR. BYRWA: Oh.

20 MR. RUES: So I got to change the door for
21 the garage.

22 MR. KOLBE: He just added the garage door.
23 Before I closed the other one out to add -- to replace
24 the garage door. So he basically kept it open. The
25 only other item he has is to paint the house, as that's

1 why we we're going to dismiss it.

2 MR. BYRWA: Okay. So our recommendation is
3 to dismiss on this.

4 THE CHAIRPERSON: So this hearing is closed,
5 then, on you. Thanks.

6 MR. RUES: All right. Thank you.

7 THE CHAIRPERSON: 232 East Rundell.

8 MR. BYRWA: Yeah, 232 East Rundell, our
9 records indicate that the property was posted on the
10 28th of March, 2013 and set for hearing on today's
11 date, April 10th. Our recommendation is that the
12 property stay on the demolition list and be forwarded
13 to the Board of Appeals.

14 THE CHAIRPERSON: And your name, sir?

15 MR. HAMMONS: My name is Kevin Hammons,
16 H-A-M-M-O-N-S. I'm an attorney for Flagstar Bank.
17 What Flagstar would like to see done is that time be
18 given for Flagstar to, at the very least, board and
19 maintain the property until the bank's committee
20 decides what they want to do. They are considering
21 paying for the demolition themselves if, in fact, they
22 determine that the property needs to be demoed.

23 This was a property on which Flagstar had a
24 mortgage loan. The loan has been charged off based
25 upon the fact that the property was vacant by the

1 mortgagors and, apparently, fell into disrepair. While
2 the property is in Flagstar's name, and it is, Flagstar
3 understands it's responsibility, as a corporate
4 citizen, to maintain the property. They haven't
5 decided whether they will demo the property or not or
6 whether they will attempt to repair it but they would
7 like some time to do that.

8 So what I would ask is that they be given 30
9 days to board and secure the property and maintain it,
10 not just secure it as a one-time thing -- we're getting
11 into the warmer weather -- to inspect the property and
12 make sure that it remains boarded and secured. And
13 then I would say within two months, they will make a
14 decision whether they will demo the property or
15 possibly repair it. They want to send their own
16 inspectors out.

17 In fact, I was anticipating that you may have
18 had pictures or something that I could review and
19 advise my clients. But if not, that's what we'd like.
20 Do your inspectors think that the property can be
21 repaired?

22 MR. BYRWA: Okay. We're -- we're looking
23 at -- being that the condition that it's in and there's
24 been no action to date, we're recommending that it stay
25 on our demolition list, that it proceed to the Board of

1 Appeals, which is in approximately 30 days. And at
2 that time, should you have the property cleaned up and
3 a Property Maintenance Inspection obtained and be well
4 on the way to pulling permits, it could possibly be
5 taken off the -- the list. But our recommendation is
6 that it stay on the list, being that it's in the
7 condition that it's in, and that it move to the Board
8 of Appeals next month.

9 MR. HAMMONS: All right. If that's it,
10 that's it. I told you what we want. If you want to --
11 if that's your decision, I'll communicate it to --

12 MR. BYRWA: Yeah. And there's still time,
13 once it goes -- you can set your case with the Board of
14 Appeals, should you be shaping up the property and, you
15 know, obtaining a Property Maintenance Inspection
16 and -- and looking at restoring it. And the -- I'm
17 sure the Board of Appeals would have no problem on
18 postponing or dismissing the case. But should no
19 action be taken before the Board of Appeals, then they
20 would have no recourse than to keep it on the list for
21 demolition.

22 MR. HAMMONS: That's fine. 119 Baldwin.

23 MR. BYRWA: Okay. How about 119 Baldwin
24 Avenue? I got two of them.

25 This property was posted March 27th, 2013,

1 it's set for hearing on today's date. Same thing here;
2 the recommendation is to keep it on the demolition
3 list. We have it that it's -- it's open and
4 accessible. There was fire damage at the property and
5 it's recommended that it stay on the demolition list
6 and proceed to the Board of Appeals next month.

7 MR. HAMMONS: Kevin Hammons representing
8 Flagstar Bank. I would say the same thing about this
9 property that I said about the previous property. But
10 one thing that concerns me that I would convey to my
11 client was two things; one, that there was a fire, and
12 second, that the property is open and accessible. And
13 I will see that Flagstar boards and secures this very
14 quickly. I'd like to see it done within a week to ten
15 days.

16 Again, given that warmer weather's coming,
17 there probably would be more activity on the streets.
18 So this is something that --

19 MR. BYRWA: You know, and I think the Board
20 of Appeals would take that into consideration, your
21 expeditious cooperation on securing the property and
22 working toward bringing it up to code. I think that
23 would weigh in your favor with the Board of Appeals.

24 MR. HAMMONS: Well, that's fine. But please
25 understand this: We would do one of two things: One,

1 the possibility exists that we would repair the
2 property but the possibility also exists that we may
3 demo the property if we determine that the property is
4 not worth saving. The time between now and the
5 Board -- what is it called, demolition appeals?

6 MR. KOLBE: Board of Appeals.

7 MR. HAMMONS: All right. Board of Appeals
8 will use that time to make a decision. But with
9 respect to this property, I want to do an accelerated
10 board and secure so that the property is not accessible
11 to passerbys. And by the time we get to the Board of
12 Appeals, we will have a decision.

13 Now, when is that date?

14 MR. BYRWA: It's the second Wednesday in May.

15 MR. KOLBE: Yeah. I realize there was five
16 Wednesdays. I think it is on -- actually on the 15th.

17 MR. HAMMONS: May 15th.

18 MR. KOLBE: May 15th. I think they pushed it
19 to the third and fifth, not the second and fourth,
20 which is the norm.

21 MR. HAMMONS: At 5:00 p.m.?

22 MR. KOLBE: Yes, yes.

23 MR. HAMMONS: Okay.

24 THE CHAIRPERSON: Mr. Hammons?

25 MR. HAMMONS: Sir?

1 THE CHAIRPERSON: How long does it take
2 Flagstar to do a building assessment?

3 MR. HAMMONS: Well, you heard the old saying
4 "A squeaky wheel gets the grease." So banks can move
5 pretty expeditiously, if there is a reason. In this
6 instance with respect to the one that is open and
7 obvious, the one we're talking about on Baldwin Street,
8 I'm going to push my client to move very quickly to
9 inspect and to -- to board and secure.

10 With respect to making a decision whether
11 they will demolish the property or repair it, I hope to
12 be able to give a report to the Board of Demolition
13 Appeals meeting on May 15th. I think that's moving
14 quick enough. Is there a more accelerated time period
15 that you would have -- have me communicate?

16 MR. KOLBE: Like I say, you'll probably be
17 notified around the first of May of the meeting that's
18 going to be on the 15th.

19 MR. HAMMONS: And when I come back, I expect
20 to have a decision that will be used. But when I do
21 come back, I'll expect that both properties will, at
22 the very least, be boarded and secured. Thank you,
23 gentlemen.

24 MR. BYRWA: Thank you.

25 THE CHAIRPERSON: Thank you.

1 356 West Kennett.

2 MS. WOOD: My name is Pamela Wood.

3 MR. BYRWA: Okay. I can start. I'll start
4 first here.

5 MS. WOOD: Oh, okay.

6 MR. BYRWA: The information we have,
7 356 West Kennett, we posted that property on the 28th
8 of March, 2013 and it's set for a hearing on today's
9 date. This property is -- it's recommended that it
10 stay on the demolition list. We haven't had any
11 Property Maintenance Inspections or any permits pulled
12 to date and we're looking at it's open to the elements.
13 We're looking at it's dilapidated, it's a nuisance.
14 Yeah. And that it should stay on our demolition list.
15 Yeah. Would -- are you the owner of the property,
16 ma'am?

17 MS. WOOD: Yes, I am. I own the one across
18 the street, also.

19 MR. BYRWA: Okay.

20 MS. WOOD: I really bought it for the garage.
21 So we are going to be doing work on the garage and we
22 have totally cleaned up the yard. The neighbors on all
23 three sides dumped all their junk in the backyard. I
24 had to get a dumpster to remove all the trash. And
25 that's when we removed part of the roof on the garage.

1 MR. BYRWA: Okay.

2 MS. WOOD: Because we thought we had room in
3 the dumpster, why not get rid of as much as we could.

4 THE CHAIRPERSON: You say it is --

5 MS. WOOD: It is secured now. But I mean,
6 everything was taller than me; the weeds, the trash,
7 the -- it was pretty bad.

8 THE CHAIRPERSON: You say you bought it for
9 the garage?

10 MS. WOOD: Yeah.

11 THE CHAIRPERSON: Are you taking the garage
12 down and moving it?

13 MS. WOOD: No. I own the house across the
14 street and my niece parks in the garage.

15 THE CHAIRPERSON: But you've taken part of
16 the roof off the garage?

17 MS. WOOD: Yeah, we did, when we had the
18 dumpster there.

19 THE CHAIRPERSON: Okay. So are you --

20 MS. WOOD: We've got to get a permit and put
21 the roof back on and --

22 THE CHAIRPERSON: And what are you doing with
23 the house?

24 MS. WOOD: Right now, it's -- it's empty. I
25 have it for storage, basically. I can fix it up but I

1 really wasn't going to do it right now. Since I bought
2 it, I've had two deaths in the family. I've had two
3 surgeries. There just hasn't been time to really get
4 into it. But now that the weather has broke, we are
5 doing more over there.

6 THE CHAIRPERSON: Okay.

7 MR. BYRWA: Well, our recommendation is that
8 you really need to plead your story with the Board of
9 Appeals next month on this here and they'll make the
10 determination, whether they'll -- you can buy a little
11 time with them or they're going to tear it down. And
12 there's other issues where I don't think you can just
13 keep a garage on a single-family residential property
14 without a house, because the garage is the accessory
15 usage.

16 MS. WOOD: Well --

17 MR. BYRWA: You can't have an accessory use
18 without a principal use.

19 MS. WOOD: If --

20 MR. BYRWA: But that's a zoning issue for
21 another day. Right now, our recommendation is that
22 it -- it advance to the Board of Appeals meeting and it
23 stay on our demolition list.

24 MS. WOOD: Okay. Thank you.

25 MR. BYRWA: Thank you.

1 THE CHAIRPERSON: 132 Brooklyn. Your name,
2 please.

3 MS. PEREZ-GARCIA: Belen Perez-Garcia.

4 MR. BYRWA: Okay. 132 Brooklyn Street. This
5 property was posted on the 28th of March, 2013. It's
6 set for hearing for today's date. Our recommendation
7 is that this be postponed to the July meeting. Is
8 there -- is there a Property Maintenance Inspection
9 lined up on this?

10 MS. PEREZ-GARCIA: Yes, there's one coming
11 in.

12 MR. KOLBE: They pulled their permits and
13 they're waiting for their inspection on the 12th.
14 That's why --

15 MR. BYRWA: Okay. I see that. We've got an
16 inspection lined up for Friday, then?

17 MS. PEREZ-GARCIA: Yeah.

18 MR. BYRWA: Okay. Yeah, our recommendation
19 is that it be postponed until the July meeting.

20 MS. PEREZ-GARCIA: Okay. Thank you.

21 THE CHAIRPERSON: Thank you.

22 MR. BYRWA: Is there somebody here from
23 number 40 Rosshire Court? Okay. This is our second
24 time. It was posted on the 28th of December, 2012.
25 And it was also posted on March 28th, 2013 with

1 hearings on January 9th, 2013 and on today's date.
2 Right now, we're recommending that the property stay on
3 the demolition list. We have documentation here that
4 it's open to the elements, the front door, lack of
5 maintenance, unoccupied and problems with maintenance
6 and there was also fire damage on this property.

7 THE CHAIRPERSON: Your name, sir?

8 MR. SHANNON: Dean Shannon.

9 THE CHAIRPERSON: And what is your intent
10 with the property?

11 MR. SHANNON: We're going to -- at some point
12 we're going to rehabilitate it. It's in a complex and
13 I've -- we're -- we've made offers with several of the
14 other people in here to try to purchase up the whole
15 complex. I already own ten of the -- the majority of
16 the units in it right now. At some point, we're going
17 to be rehabbing the whole thing but it's just a long
18 process and I did -- didn't want to do anything to it.
19 I'll secure it from the elements and all that. I'll
20 take care of all that stuff so that we can get it
21 looking a little better over there. I just don't want
22 to do too much because I don't want everybody to raise
23 their price on me.

24 MR. BYRWA: You know, looking at the
25 photographs, there's a good indication that it may be

1 beyond repair on this and --

2 MR. SHANNON: It's not. I've been in there
3 and looked at it, it's -- it's repairable.

4 MR. BYRWA: Okay.

5 MR. SHANNON: I mean, it's connected to nine
6 other units. I mean, I can't see you guys tearing this
7 one down.

8 MR. BYRWA: Right. And this is our second
9 meeting regarding the property.

10 MR. SHANNON: Right. And I just bought it
11 back in December.

12 MR. BYRWA: Right. But our recommendation is
13 still that it stay on the list and that it advance to
14 the Board of Appeals meeting.

15 MR. SHANNON: Okay.

16 MR. BYRWA: And you can plead your case with
17 them about what you want to do with the property and --
18 and how you want to fix it up --

19 MR. SHANNON: Okay.

20 MR. BYRWA: -- at that time.

21 MR. SHANNON: That's fine.

22 THE CHAIRPERSON: Have you had the property
23 inspected at all?

24 MR. SHANNON: No, I've done nothing over
25 there yet. No. Like I say, I just bought it in

1 December and it's -- the weather's -- now that the
2 weather's getting good, we're going to start moving on
3 some stuff over there. But that's as far as I've
4 gotten so far. I've been over there doing some
5 cleanup. If you've been over there lately in the last
6 couple of days or whatever, you know, I've cleared all
7 the brush away and all that. We're getting things
8 taken care of over there.

9 THE CHAIRPERSON: How many units is this, two
10 units?

11 MR. SHANNON: There's 40 units in the whole
12 complex.

13 THE CHAIRPERSON: How many are fire damaged?

14 MR. SHANNON: There's four units -- there's
15 four buildings with ten units in it each. And I owned
16 over there for fifteen years plus on my units.

17 MR. BYRWA: You know, we're looking also at
18 an immediate cleanup of the property.

19 MR. SHANNON: That's what I'm doing.

20 MR. BYRWA: Yeah.

21 MR. SHANNON: Yeah.

22 MR. BYRWA: The weather's coming around and
23 there's no excuse for it looking the way it looks.

24 MR. SHANNON: Yeah. That's all being done.
25 That's all in the process right now. Like I say, if

1 you go over there right now, you'll see that we've done
2 quite a bit of work in the last week or so.

3 MR. BYRWA: Okay. Well, we'll see you next
4 month, then.

5 MR. SHANNON: Okay. Thank you.

6 THE CHAIRPERSON: Okay. Thank you.

7 MR. SHANNON: Yep.

8 THE CHAIRPERSON: 69 Putnam. Your name,
9 please.

10 MR. ERIK GAYTAN: Erik Gaytan.

11 THE CHAIRPERSON: Thank you.

12 MR. BYRWA: 69 Putnam Avenue, this is the
13 first time it's put in front of the Board today. It
14 was posted on the 28th of March, 2012 and our
15 recommendation is that it stay on the demolition list.
16 This property was documented as being open to
17 trespassers and squatters inside. We've got the
18 windows are broken, it's a nuisance to the neighborhood
19 and it's not being maintained.

20 So for all those reasons, our recommendation
21 is that it stay on -- it advance to the Board of
22 Appeals for demolition.

23 THE CHAIRPERSON: What is the intent with the
24 property?

25 MR. ERIK GAYTAN: We got it around winter and

1 the problem it had, the garage collapsed, the fence,
2 there was snow around. We asked if we -- if we had to
3 remove it right way, the wood and stuff that was on the
4 ground, and we were supposed to get a call back, if --
5 they were going to let us know if we were supposed to
6 move it as soon as possible or not. And since it,
7 like -- we were just waiting for the call. So they
8 would let us know whether we have to move it fast or
9 not.

10 THE CHAIRPERSON: Do you live in the house?

11 MR. ERIK GAYTAN: No, we're not living in
12 there yet.

13 THE CHAIRPERSON: Okay.

14 MR. BYRWA: No, we're looking at a cleanup of
15 the property and let them plead their case in front of
16 the Board of Appeals. This was the garage.

17 THE CHAIRPERSON: They say it collapsed under
18 snow.

19 MR. BYRWA: Okay. Is there anybody cleaning
20 up the property there? I understand the garage was --

21 MR. ERIK GAYTAN: It collapsed.

22 MR. BYRWA: Yeah, it collapsed.

23 MR. ERIK GAYTAN: Yeah. And we're planning
24 on picking that up this morning. But due to the
25 thunder storm, we have to wait. Yeah, but that's -- we

1 plan on picking that up and we also plan on putting up
2 a fence around there.

3 MR. BYRWA: Okay.

4 MR. ERIK GAYTAN: For trespassers.

5 MR. BYRWA: Normally what our procedure is is
6 properties that are someday going to be occupied is
7 that the owner obtain a Property Maintenance
8 Inspection. And what will happen there is the City
9 will send out a building inspector and they will make a
10 list, and put it in writing, of what permits are needed
11 to bring the house back up to code and to -- and it may
12 be plumbing and electrical or, if you need a furnace,
13 that would be a mechanical permit. And they'll list
14 the permits and things that are needed. And then you
15 would have within 30 days to -- either you or the
16 contractor, a contractor, obtain those permits to start
17 restoring the house and abiding by the permits that are
18 needed.

19 So if you're agreeable with that, we could
20 probably postpone this until the next meeting. But
21 what the stipulations would be is in the next 7 days
22 from today's date, you come in and arrange for a
23 Property Maintenance Inspection and then, within 30
24 days after the Property Maintenance Inspection, you
25 obtain the necessary permits based on that Property

1 Maintenance Inspection.

2 MR. ERIK GAYTAN: That's what we're planning
3 on doing for the inspection. But first we -- we want
4 to clean up a little --

5 MR. BYRWA: Right.

6 MR. ERIK GAYTAN: -- the scrap that's on
7 there.

8 MR. BYRWA: Well, you can still arrange for
9 the Property Maintenance Inspection and clean up at the
10 same time. That's -- that's -- and the sooner you get
11 things cleaned up, the better, actually.

12 MR. ERIK GAYTAN: Yeah.

13 THE CHAIRPERSON: Are you planning on living
14 in the house?

15 MR. ERIK GAYTAN: Yeah, we're planning on
16 living there.

17 THE CHAIRPERSON: Yourself; you're not
18 renting this?

19 MR. ERIK GAYTAN: No.

20 THE CHAIRPERSON: Okay. Do you understand
21 the Property Maintenance Inspection?

22 MR. ERIK GAYTAN: Yes.

23 THE CHAIRPERSON: Okay.

24 MR. BYRWA: Within 7 days.

25 MR. ERIK GAYTAN: Within 7 days from today?

1 THE CHAIRPERSON: Seven days from today.

2 MR. ERIK GAYTAN: That's the longest we can
3 get?

4 MR. BYRWA: Yeah. We can't -- we -- the only
5 other recourse is -- and it gets a little more
6 complicated, if it stays on our demolition list and
7 moves to the Board of Appeals, that way it gets even
8 more complicated. This is really the -- the easier
9 route, to show a voluntary cooperation that you're
10 obtaining a Property Maintenance Inspection and
11 obtaining the necessary permits to move forward rather
12 than to be stagnant and nothing happening with the
13 property.

14 THE CHAIRPERSON: The Property Maintenance
15 Inspection, you come in, you pay a \$200 fee for a
16 Property Maintenance Inspection and you do that within
17 7 days from today. You -- you won't get the inspection
18 that day, that will be scheduled --

19 MR. KOLBE: Within a few days after that.

20 THE CHAIRPERSON: -- for some time -- how
21 long?

22 MR. KOLBE: It would be -- you can do it
23 within two days to a week after.

24 THE CHAIRPERSON: Okay. So an inspection
25 will take place, say, within a week after you apply for

1 that Property Maintenance Inspection. From the time
2 you receive the Property Maintenance Inspection report,
3 you have 30 days to pull the necessary building permits
4 for the repairs that are noted in the Property
5 Maintenance Inspection. So do you have the -- do you
6 have the ability to pay for the Property Maintenance
7 Inspection, the \$200?

8 MR. ERIK GAYTAN: Yeah.

9 THE CHAIRPERSON: Yes? That's the best route
10 for you. And you can -- you can still clean up the --
11 the garage without the Property Maintenance Inspection.
12 You don't -- you don't have to wait to clean up until
13 you have that. Okay?

14 MR. ERIK GAYTAN: Oh, okay.

15 THE CHAIRPERSON: So if you can clean up the
16 garage before you have your inspection, that's to your
17 benefit. Do you understand?

18 MR. ERIK GAYTAN: I understand.

19 THE CHAIRPERSON: Is that --

20 MR. ERIK GAYTAN: Yeah.

21 MR. BYRWA: Okay. Okay. So --

22 MR. FRANCISCO GAYTAN: All right. Thank you.

23 THE CHAIRPERSON: Are we good?

24 MR. BYRWA: Yeah.

25 THE CHAIRPERSON: Okay. So within a week of

1 today apply for your Property Maintenance Inspection
2 down in the Building Department.

3 MR. ERIK GAYTAN: Okay.

4 THE CHAIRPERSON: Okay?

5 MR. ERIK GAYTAN: Yes.

6 THE CHAIRPERSON: Very good.

7 MR. ERIK GAYTAN: Thank you.

8 THE CHAIRPERSON: Thank you.

9 MR. FRANCISCO GAYTAN: Thank you.

10 THE CHAIRPERSON: 126 Marquette. Your name,
11 sir?

12 MR. PERALTA: Santiago Peralta.

13 THE CHAIRPERSON: Thank you.

14 MR. BYRWA: Okay. 126 Marquette, our records
15 indicate this is the first time in front -- it was
16 posted on March 28th, 2013 and set for a hearing on
17 today's date. We show that the recommendation was that
18 it stay on the demolition list. We have issues with
19 open to trespassing, the garage is open, the siding is
20 being stripped and people are stealing the siding,
21 windows are boarded up, garage is open to trespassers,
22 electric and gas meters are disconnected and there's a
23 maintenance issue with the property.

24 Our recommendation is that it stay on the
25 demolition list and -- and move to the Board of

1 Appeals.

2 MR. PERALTA: Okay. The property is --
3 inside was fully re -- remodeled in 2011. The
4 trespasser broke a few windows; that's why they were
5 boarded up. I'm getting the windows in two weeks.
6 They're going to be placed in -- in the facility. The
7 garage, we -- the plan is to board it up. The door is
8 actually a side door which is to have access.

9 The actual garage door is fully functional,
10 it's closed completely. The doors are secure. We have
11 boarded from the inside but they're being -- they are
12 going to be repaired and the debris around the property
13 has been removed and the siding will be installed as
14 soon as I get the building permit to -- I'm going to
15 get a building permit to install the sidings on the
16 property.

17 MR. KOLBE: What work was done in 2011?

18 MR. PERALTA: Hmm?

19 MR. KOLBE: You said it was rehabbed in 2011.
20 What work was done?

21 MR. PERALTA: I believe so, in 2011 or 2012.

22 MR. KOLBE: But what work was done at that
23 time?

24 MR. PERALTA: The house -- I bought it in
25 2012 from the Oakland County auction. And when I went

1 in, they just basically -- it was completely redone,
2 so -- I have no -- I don't have an exact date of when
3 it was done but I saw some of the inspection stickers
4 on one of the windows.

5 MR. BYRWA: Okay. Our records indicate that
6 there was a fire there back in 2008.

7 MR. PERALTA: Okay.

8 MR. BYRWA: And there was some fire damage
9 repair work done on the property.

10 MR. PERALTA: And that's the point. After
11 the -- from the neighbor, the insurance company had the
12 whole house remodeled at that time, whatever that time
13 was.

14 MR. BYRWA: Okay. If you're looking at
15 stepping up and making it a habitable house, then our
16 procedure, as in the last case, is that we're looking
17 at a Property Maintenance Inspection and then you'll --
18 you'll be informed, based on that Property Maintenance
19 Inspection, if there's any permit or what permits are
20 needed.

21 MR. PERALTA: Sure.

22 MR. BYRWA: And those would be obtained
23 within 30 days after a Property Maintenance Inspection.

24 MR. PERALTA: Sure.

25 MR. BYRWA: So that would be our

1 recommendation; that you obtain a Property Maintenance
2 and obtain the necessary permits within 30 days and
3 that we postpone this to our next meeting.

4 THE CHAIRPERSON: Are you agreeable with
5 that?

6 MR. PERALTA: Definitely.

7 THE CHAIRPERSON: Okay.

8 MR. PERALTA: No problem.

9 THE CHAIRPERSON: So --

10 MR. PERALTA: Okay.

11 THE CHAIRPERSON: Apply for your Property
12 Maintenance Inspection within 7 days.

13 MR. PERALTA: All right. Thank you.

14 THE CHAIRPERSON: Thank you.

15 65 LeGrande.

16 MR. BYRWA: I got 65 LeGrande Avenue. It's
17 posted on March 27th, 2013 and set for hearing on
18 today's date. Our recommendation is that it stay on
19 the demolition list. We have issues of lack of
20 maintenance. It was boarded up by our Federal
21 programs. The property is vacant, the siding missing,
22 the fascia and soffits rotted and missing, graffiti,
23 overall lack of maintenance and we're recommending that
24 it advance to the Board of Appeals next month.

25 MR. DALEY: My name's Gerry Daley with Sigma

1 Services. We're a management company for HUD. We were
2 deeded the property January 15th, I believe. The
3 process, they cleared title, it came to us in the end
4 of February and so we just received the property and we
5 saw your notices. I'm here today to find out what the
6 process is. We un-boarded one door to go in to inspect
7 it. It definitely is a home that need to be demoed.
8 HUD's position is it should have never been transferred
9 over to us. The bank needs to handle this. So what
10 we're asking for is some type of extension, while we
11 take care of our reconveyance back to the bank.

12 Bank of America should have never turned this
13 property over to HUD in the condition it's in. They're
14 responsible for it. We don't know where it sits with
15 you. We agree it should be demoed. We just would like
16 the time to reconvey it back to them and make them do
17 what's necessary. That's what we're asking for.

18 MR. BYRWA: Well, our recommendation is that
19 it advance to our Board of Appeals next month in 30
20 days.

21 MR. DALEY: I understand.

22 MR. BYRWA: Hopefully maybe you'd know a
23 little more back then and you can convey back to the
24 Board of Appeals some strong intentions to fix it up
25 or --

1 MR. DALEY: It will not be fixed up.

2 MR. BYRWA: Yeah, all right.

3 MR. DALEY: There's too much mold on the
4 interior. It's beyond habitability.

5 MR. BYRWA: So our recommendation is that it
6 stay on the demolition list and advance to the Board of
7 Appeals.

8 MR. DALEY: Now, we do go every two weeks and
9 inspect it, we take care of graffiti and things like
10 that. Health and safety issues, that's what our
11 company does.

12 MR. BYRWA: Good.

13 MR. DALEY: So we'll maintain it until then.
14 I don't know if there's any other issues that you've
15 got that we need to take care of but --

16 MR. BYRWA: Yeah, you just need to make sure
17 that the property's not open and accessible and that
18 it's secure at all times.

19 MR. DALEY: We don't know who boarded it but
20 we had to open it up to get in. But it's a hinged door
21 with a lock on it now. So, I mean, it's secure as
22 well.

23 MR. BYRWA: Well, they have a Federal
24 programs that --

25 MR. HOLSWORTH: I'm the neighbor.

1 MR. BYRWA: Okay.

2 MR. HOLSWORTH: I'm the neighbor and I've
3 been cleaning up --

4 MS. TAYLOR: Their garbage.

5 MR. HOLSWORTH: -- most of the stuff that's
6 left on that property. We tried to purchase it or just
7 be given the property from Bank of America and they
8 advised us that they wanted it tore down. So we are
9 surprised to see that it was given to anyone.

10 MR. BYRWA: We need your name for the record,
11 sir.

12 MR. HOLSWORTH: Oh. My name is
13 Luke Holsworth. I own 63 LeGrande, next door. And
14 there was a truck bed cab left there. I don't know if
15 that was --

16 MR. DALEY: That was removed as debris.

17 MR. HOLSWORTH: Oh, okay. So someone is, you
18 know, cleaning it up. I'll give them that now.

19 MR. DALEY: I'll give you our number. And we
20 are the company that comes out every week to maintain
21 it. It's inspected about every 10 days. So if
22 anything's there, you just let us know.

23 MR. HOLSWORTH: Yeah, I've been dumping for
24 you guys now for a while. I was just wanting to say
25 hey.

1 MR. DALEY: So we'll maintain it. Now, at
2 the review board, if HUD needs more time to take care
3 of this with the bank, it could be done --

4 MR. BYRWA: That would be up to the review
5 board, to make that determination.

6 MR. DALEY: And I've got a May 15th for that
7 meeting?

8 MR. BYRWA: Right.

9 MR. DALEY: And we'll get notified?

10 MR. BYRWA: Yes.

11 MR. DALEY: Do you have our proper address
12 for the property?

13 MR. KOLBE: No, I don't. Wait a minute. Why
14 don't you -- we have gone through the County. What
15 address are you at now or do you have a card?

16 THE CHAIRPERSON: Okay. 94 Lincoln.
17 Your name, please.

18 MS. PICKENS: Barbara Pickens.

19 THE CHAIRPERSON: Thank you. We don't have a
20 microphone there today.

21 MR. BYRWA: Yeah, 94 Lincoln Street. Our
22 recommendation is that this stay on the demolition list
23 and move to the Board of Appeals for next month's
24 meeting. I guess the -- you had a meeting with a
25 Mr. Bowdell in our office and they explicitly spelled

1 out everything that needed to happen with permits,
2 by -- permits were supposed to be obtained by
3 March 8th, which I have a letter right here stating,
4 and our records indicate that there had been no permits
5 obtained for anything.

6 So our recommendation is that, based on the
7 property owner's inaction to cooperate, that it stay on
8 the demolition list and move to the Board of Appeals.

9 MS. PICKENS: The meeting with Mr. Bodwell
10 (sic) --

11 MR. BYRWA: Bowdell.

12 MS. PICKENS: -- Bowdell, in the meeting, it
13 was stated that we paid \$200 for an inspection that we
14 did not need to pay for. We were going to be refunded
15 our \$200. Once we received the \$200, we had 30 days
16 after that to pull the permits. As of today, we have
17 not received the \$200 refund.

18 MR. BYRWA: Well, this is what the letter
19 says. And I'll read it verbatim. It says, "If for
20 some reason that all is not completed before the
21 March 28th, 2013 hearing, the information will be on
22 file and everybody will be on the same page. Nothing
23 should be ordered different." You were supposed to
24 pull all the permits by March 28th, with or without the
25 \$200 refund. And your inaction -- I would say you

1 would take this up with the Board of Appeals next month
2 based on your inaction to pull permits.

3 MR. WILLIAMS: Are you willing to hear
4 comments? Because this is a hearing.

5 THE CHAIRPERSON: Your name, please.

6 MR. WILLIAMS: Councilman George Williams,
7 District 2, City of Pontiac. There's been an ongoing
8 discussion about this property. There were permits
9 pulled and there was confusion about a refund on the
10 inspection fee that was paid. I was able to talk to
11 Mr. Bowdell today. That inspection refund didn't get
12 processed thoroughly until today. The person,
13 Ms. Pickens, was waiting on that refund to assist in
14 the permits and that was explained on a number of
15 occasions to Mr. Bowdell.

16 And as Councilperson of the district, I would
17 encourage you guys to reconsider and postpone it until
18 those permits are pulled.

19 MR. BYRWA: Yeah. There's been several
20 months. The property owner has been told on countless
21 occasions on what is needed. There was a
22 misrepresentation about the issues here and stuff and
23 it's been explained on numerous occasions what is
24 needed with the permits and everything and I don't know
25 what more the City can do.

1 You can only explain something so many times
2 to somebody without them having the will or desire to
3 cooperate and that's what we see happening right here.
4 There is no desire to cooperate. And for that reason,
5 our recommendation is that it move to the Board of
6 Appeals.

7 MR. WILLIAMS: And that's exactly why I was
8 asked to get involved; to try to clear up some of the
9 misinterpretations or misunderstandings.

10 MR. BYRWA: Well, that's all the property
11 owner needed to do on at least a half dozen different
12 occasions and --

13 MR. WILLIAMS: Well, I understand that point.

14 THE CHAIRPERSON: Ms. Pickens.

15 MS. PICKENS: Yes?

16 THE CHAIRPERSON: You have a permit that was
17 pulled November 29th of 2012 for siding?

18 MS. PICKENS: Yes.

19 THE CHAIRPERSON: Is that work complete?

20 MS. PICKENS: We have not completed that work
21 because they put a cease and desist --

22 MS. PIETILA: Cease and desist order.

23 MS. PICKENS: -- order on the house. So even
24 though we paid for a permit, they told us that we
25 cannot do the work on it, on that permit. And I have

1 been trying to follow all of the instructions that I
2 have been given at the hearings and that, in the
3 process of me trying to do everything that I've been
4 told to do, that's why there's a refund needed because
5 you told me to do something that I did not need to do.
6 I have been trying --

7 THE CHAIRPERSON: What were you told --

8 MS. PICKENS: I was told to pull a second
9 permit so we could all get on the same page. That was
10 in October. I did that; I made another Maintenance
11 Inspection. I had one Maintenance Inspection and then
12 I was told in October to get a second Maintenance
13 Inspection. I paid for that second Maintenance
14 Inspection. I have been trying to do everything that
15 you have explained to me to do. I -- because I did not
16 know the process.

17 MR. BYRWA: Well, except for pulling the
18 permits that you were told on numerous occasions.

19 MS. PICKENS: But the permit was not
20 explained to me that I needed to pull it. And that was
21 the reason --

22 MR. BYRWA: Well, here's a seventh time we're
23 explaining that you need a permit so --

24 MS. PICKENS: See, you're not letting me
25 talk.

1 MR. BYRWA: -- maybe you can tell the Board
2 of Appeals why you didn't comply with the permits after
3 seven times of being notified.

4 MS. PICKENS: Because you never let me talk;
5 that was the reason that I needed to go to Mr. Bowdell,
6 Bodwell or --

7 MR. BYRWA: Right.

8 MS. PICKENS: I'm sorry.

9 MR. BYRWA: The last time you spoke --

10 MS. PICKENS: Because you would not --

11 MS. PIETILA: She's speaking, please. I'm
12 sorry. Councilwoman Pietila, District 3.

13 MR. BYRWA: Go ahead.

14 MS. PICKENS: Because you would never let me
15 finish talking; that's why there was misunderstanding.
16 And once I went to speak with Mr. Bodwell, Bowdell, I
17 don't know --

18 MR. WILLIAMS: Bowdell.

19 MR. BYRWA: Yeah, Bowdell.

20 MS. PICKENS: He explained to me that I would
21 have 30 days after I received my refund, that you told
22 me to pull another inspection for that was not correct,
23 that I would have 30 days after that to pull the
24 inspection -- I mean the permit. But you never let me
25 finish talking; that's why there's so much

1 misunderstanding.

2 MR. BYRWA: Okay.

3 THE CHAIRPERSON: Ma'am.

4 MR. BYRWA: So are you finished talking now?

5 THE CHAIRPERSON: Ma'am, your first Property
6 Maintenance Inspection permit or application was when?

7 MS. PICKENS: In June.

8 THE CHAIRPERSON: June of last year?

9 MS. PICKENS: 2012, yes.

10 THE CHAIRPERSON: And what were you told with
11 that Property Maintenance Inspection?

12 MS. PICKENS: I was told that everything was
13 okay. I moved into the house.

14 MR. BYRWA: No, I think there was a
15 misrepresentation.

16 MS. PICKENS: Exactly.

17 MR. BYRWA: Where there was another permit
18 and on a window or something and the property owner
19 misled people to believe that everything was okay with
20 the entire property when, in fact, one window was
21 replaced and that was okay.

22 MS. PICKENS: Actually, the window that you
23 said was inspected, like I showed Mr. Bowdell, the
24 windows wasn't purchased until October. So how could
25 you inspect a window that wasn't purchased until

1 October in July? I didn't misunderstand about the
2 inspection. The inspection was not regarding a window
3 because the window was never inspected.

4 MR. BYRWA: So are you saying you don't have
5 the money to pull the necessary permit --

6 MS. PICKENS: No, that's --

7 MR. BYRWA: -- because you haven't gotten
8 your \$200?

9 MS. PICKENS: That's not what I'm saying
10 right now. I'm saying that --

11 MR. BYRWA: Why haven't you pulled the
12 permits, then, is what we don't understand.

13 MS. PICKENS: Mr. Bodwell told me --

14 MR. WILLIAMS: Bowdell.

15 MS. PICKENS: -- Bowdell, that once I
16 received the refund, I would have 30 days after I
17 received the refund to pull the permits.

18 MR. BYRWA: You know, I have the written
19 correspondence here from Mr. Bowdell.

20 MS. PICKENS: That I have not received.

21 MR. BYRWA: That does not say anything about
22 a 30 days after you received the \$200.

23 MS. PICKENS: You have a written
24 correspondence. I do not have that written
25 correspondence. Because the written correspondence

1 that I have, Mr. -- the Councilman has been cc'd on.

2 THE CHAIRPERSON: When is it your intent to
3 pull the necessary permits on the house?

4 MS. PICKENS: As soon as I receive the \$200
5 refund.

6 THE CHAIRPERSON: And if, for some reason,
7 that doesn't come through, your intent is not to ever
8 pull a permit?

9 MS. PICKENS: No, that's --

10 THE CHAIRPERSON: And has -- has there been a
11 stop work order issued on this house?

12 MR. KOLBE: I know that they're working
13 without a permit. They replaced the garage roof and
14 there was no permit was pulled for a garage roof.

15 MS. PICKENS: We discussed that in July, we
16 did it. There was a hole -- that hole patch and -- was
17 less than \$500, which not -- did not require a permit.
18 We discussed that in July at the hearing.

19 THE CHAIRPERSON: What -- so you had a
20 Property Maintenance Inspection here recently, then?

21 MS. PICKENS: No, we had the initial and the
22 only property inspection we had was in June.

23 THE CHAIRPERSON: June of last year?

24 MS. PICKENS: Of 2012.

25 THE CHAIRPERSON: And --

1 MS. PICKENS: This has been going on since
2 then.

3 THE CHAIRPERSON: And there was nothing on
4 the list?

5 MS. PICKENS: At the time, there was nothing
6 on the list. We moved in the house in July of 2012
7 because we thought that everything was clear. And
8 then, when we came in July, that was the first time we
9 heard that, "No, ma'am", we needed to pull these
10 permits. So we were not told that at the time of the
11 inspection, after the inspection was completed. And
12 that's why we've been here all of these times. It
13 wasn't that I was trying to avoid paying any fees
14 because I would gladly pay the fees to make all this go
15 away. I'm living in this home.

16 THE CHAIRPERSON: Well, then why -- why --
17 you've pulled a permit for siding?

18 MS. PICKENS: Yes.

19 THE CHAIRPERSON: And you're living in the
20 home right now?

21 MS. PICKENS: We have been living in the home
22 since July of 2012.

23 THE CHAIRPERSON: And you're telling me that
24 you've been told you can't put the rest of the siding
25 up?

1 MS. PICKENS: Yes. They put a cease and -- a
2 de cease and sist (sic) notice on my window, big orange,
3 saying by -- it says from the Pontiac Fire Department.

4 MR. WILLIAMS: And to add to that, that
5 refund check was forwarded over to the City. But it
6 wasn't actually in the City's hands because it got
7 caught up in the computer system. And when I talked to
8 Mr. Bowdell today, he realized that and he took care of
9 that problem. So within a week that check should be in
10 the mail for her.

11 THE CHAIRPERSON: I'm reading the e-mail here
12 concerning your meeting with Mr. Bowdell on
13 February 18th, 2013. And you say, in closing, "P.S.,
14 we will pull the electrical, plumbing and mechanical
15 permits within the next 30 days."

16 MS. PICKENS: There has been several e-mails
17 since that e-mail. So you're -- you're reading the
18 initial e-mail but there have been numerous e-mails
19 since then.

20 MR. BYRWA: Based on the fact that no permits
21 have been pulled, our recommendation is still that it
22 advance to the Board of Appeals meeting and you can
23 plead your case with them next month.

24 MS. PICKENS: Is that the recommendation of
25 the hearing officer?

1 THE CHAIRPERSON: Well, you have -- you
2 haven't pulled the permits that have been required and
3 I understand that you -- you say there's some confusion
4 here. But in February you said you would pull the
5 permits within 30 days.

6 MS. PICKENS: But there's been numerous
7 e-mails since then.

8 THE CHAIRPERSON: And you say that the \$200,
9 that refund is not the reason you -- you don't need the
10 money to pull the permits, so you -- you have the
11 capacity to pull the permits without getting that \$200
12 or not?

13 MS. PICKENS: We would like to add the \$200
14 with the five hundred dollars that I have to pull the
15 permits so that --

16 THE CHAIRPERSON: How much are the permits;
17 have you been told, do we know?

18 MS. PICKENS: I was told that they were at
19 least between 2- to 250, that's what I was told. So I
20 assumed that that would be \$750.

21 THE CHAIRPERSON: Do we know what permits --
22 do we need a building permit?

23 MS. PICKENS: We need an electrical.

24 MR. KOLBE: Electrical, mechanical and
25 plumbing permit.

1 THE CHAIRPERSON: No building permit?

2 MS. PICKENS: No.

3 MR. KOLBE: Well, as I say, she's -- to patch
4 the roof on the garage, she would not have needed a
5 permit. The entire garage has been re-roofed, which
6 would have required a permit.

7 THE CHAIRPERSON: So are you going to require
8 an inspection on that?

9 MR. KOLBE: Uh-huh.

10 MS. PICKENS: Okay.

11 THE CHAIRPERSON: Which would require a
12 permit. So how much money are we talking about?

13 MR. KOLBE: Electrical, plumbing and
14 mechanical permits start out at \$125, they cap out at
15 255.

16 THE CHAIRPERSON: And what's --

17 MR. KOLBE: I don't know where she's at, you
18 know, on them. I have to go back to the notes.

19 THE CHAIRPERSON: Do we know what work needs
20 to be done on the house? Because they're --

21 MR. KOLBE: She has --

22 THE CHAIRPERSON: If the answer is there was
23 nothing in June of last year, if a Property Maintenance
24 Inspection was done, then Ms. Pickens says there was
25 nothing on the list. Was there or --

1 MR. KOLBE: I don't have the result on that
2 here. The -- other than the permits are required for
3 mechanical, plumbing and electrical.

4 MR. BYRWA: Part of the agreement --

5 MR. KOLBE: She also, at that time, you know,
6 in November pulled the permit for the siding on the
7 house.

8 MR. BYRWA: Part of the agreement with
9 Mr. Bowdell was that they would waive the Property
10 Maintenance Inspection in lieu of her pulling the
11 electrical, plumbing and mechanical permits.

12 THE CHAIRPERSON: Okay.

13 MS. PICKENS: That is not --

14 THE CHAIRPERSON: So then there's no need for
15 a Property Maintenance Inspection --

16 MR. BYRWA: No.

17 THE CHAIRPERSON: -- because she's going to
18 pull the mechanical, electrical and plumbing.

19 MR. BYRWA: That was supposed to be what was
20 happening. That never materialized.

21 THE CHAIRPERSON: If the sole purpose of this
22 is just to verify the status of those systems,
23 plumbing, mechanical and electrical, is it fair to say
24 the permit cost would be in the 125 range; is that --
25 as opposed to a new house or --

1 MR. KOLBE: I don't know. I was not doing
2 the inspections. I don't know what the house looked
3 like when they were out there. I -- you know, you
4 would have to defer that to the --

5 MR. WILLIAMS: Excuse me.

6 MR. KOLBE: -- inspector.

7 THE CHAIRPERSON: Without doing an
8 inspection, how does anybody know what the status is?

9 MR. KOLBE: Well, the inspector who did the
10 Property Maintenance Inspection would know what that
11 was. It's probably in the system. But again, you
12 know, short of going down and checking that, I don't
13 have it off the top of my head. I have too many houses
14 in my life.

15 THE CHAIRPERSON: Can we hold this over until
16 the next meeting in April?

17 MR. BYRWA: I would really insist that it go
18 to the Board of Appeals and let her take her case up
19 with the Board of Appeals.

20 MR. WILLIAMS: As the Councilperson for that
21 district, in lieu of all the conversations, I would be
22 in agreement to you guys to revisit your decision and
23 grant a postponement of 30 days. I have to go to
24 another meeting.

25 MR. BYRWA: Well, essentially, it is

1 postponed until the Board of Appeals in 30 days.

2 THE CHAIRPERSON: The Board of Appeals --

3 MR. WILLIAMS: Not the Board of Appeals.

4 MS. PICKENS: That's not the same.

5 THE CHAIRPERSON: The Board of Appeals
6 will -- you still have the same -- the same rights and
7 the same abilities. And it's giving you a longer time
8 than turning this over until our next meeting, which
9 is -- two weeks from now?

10 MR. KOLBE: No. Well, it would go to the
11 next July meeting.

12 THE CHAIRPERSON: Once you pull your permits,
13 how long will it take you to complete the work?

14 MS. PICKENS: I don't know what work you want
15 me to do. I'm going to pull the permits and, as soon
16 as I pull the permits, you can come out and inspect
17 within a week. Like I said, I've been living in the
18 home since July of 2012.

19 THE CHAIRPERSON: Are you doing the siding
20 yourself?

21 MS. PICKENS: Yes, we're doing the siding
22 ourself.

23 THE CHAIRPERSON: Is there a reason that she
24 can't continue doing siding work, do we know?

25 MR. KOLBE: I didn't know that there was a

1 cease and desist work --

2 THE CHAIRPERSON: There's no record of a stop
3 work order.

4 MS. PICKENS: Oh, yes. We have it.

5 THE CHAIRPERSON: There is?

6 MR. KOLBE: Yes.

7 THE CHAIRPERSON: There is. And why --

8 MR. KOLBE: And again, it probably was --
9 stemmed from the new roof on the garage. Like I say,
10 it was not just a patch of a hole in the garage, the
11 entire garage was re-roofed.

12 THE CHAIRPERSON: But if -- I understand
13 that.

14 MR. KOLBE: And that's probably what --

15 THE CHAIRPERSON: But if there was a permit
16 pulled for siding work --

17 MR. KOLBE: She can do siding work.

18 THE CHAIRPERSON: There's no reason not to do
19 siding work, is there?

20 MR. KOLBE: Uh-huh.

21 MS. PICKENS: But the only reason I stopped,
22 because it says not to do any work.

23 THE CHAIRPERSON: I understand, ma'am.

24 MS. PICKENS: Right.

25 THE CHAIRPERSON: I understand.

1 MS. PICKENS: Okay.

2 MR. KOLBE: When you called for
3 clarification, what did they say?

4 MS. PICKENS: I called my Councilman so he
5 can come down here and talk. And they said that we
6 were not to do any work.

7 MR. KOLBE: Okay.

8 THE CHAIRPERSON: I understand this woman's
9 fight here because she's being required to pay for this
10 mechanical and electrical permits and doesn't know what
11 she needs to do. She's living in the house. It would
12 seem to me that a Property Maintenance Inspection would
13 be the appropriate thing to do here, so that she would
14 know what her responsibilities are. She does have a
15 legitimate permit to do siding work. I understand that
16 she did garage repair work without a permit.

17 But should we do a Property Maintenance
18 Inspection for this lady?

19 MR. BYRWA: I think that was discussed with
20 Mr. Bowdell and that's what came out of the discussion
21 on what she had with Mr. Bowdell about the necessity of
22 an electrical, plumbing and mechanical permit.

23 MS. PICKENS: I told him I would do whatever
24 it takes --

25 THE CHAIRPERSON: Uh-huh.

1 MS. PICKENS: -- to get out of this
2 predicament.

3 THE CHAIRPERSON: I understand.

4 MS. PICKENS: So whatever you want me to do,
5 I'm willing to do.

6 MR. BYRWA: But the problem is you're not
7 doing it.

8 MS. PICKENS: I'm trying to follow -- I'm
9 trying to follow your rules that you have established
10 and what you're telling me. I'm not trying to be --

11 MR. BYRWA: But you have certain dates
12 attached to the rules, which you ignored.

13 MS. PICKENS: I -- okay.

14 THE CHAIRPERSON: How soon will you pull the
15 mechanical, electrical and plumbing permits,
16 irregardless (sic) of a \$200 refund?

17 Do you need the money from the refund to pay
18 for the permits?

19 MS. PICKENS: If I'm paying the \$375, I can
20 take care of it tomorrow. If -- if it's the 750 or the
21 additional thousand dollars, then I would need my \$200
22 in order to pull them.

23 THE CHAIRPERSON: I understand. But do -- is
24 there a way -- this lady goes down to apply for
25 mechanical, electrical and plumbing permits. She can't

1 do that herself, she needs a licensed contractor?

2 MR. KOLBE: No, she's living in the house.
3 She can do it herself.

4 THE CHAIRPERSON: She can pull it as a
5 homeowner?

6 MR. KOLBE: A homeowner. She's living in the
7 house.

8 You're living in the house, I'm assuming?

9 MS. PICKENS: Yeah.

10 MR. KOLBE: Yeah.

11 THE CHAIRPERSON: Okay.

12 MR. KOLBE: She can pull those permits.

13 THE CHAIRPERSON: And is there a way that we
14 can tell her what the cost is going to be? I mean,
15 obviously somebody has to.

16 MR. KOLBE: Sure, yeah.

17 THE CHAIRPERSON: I mean, because she's
18 agreeable to pull these permits tomorrow.

19 MR. KOLBE: And you don't have to pull all of
20 them on that day. I mean, if it's a case of we find
21 that there are more than that, we can leave the
22 plumbing permit, go a week or two until you get the
23 \$200 and finish them on out.

24 MR. BYRWA: So our --

25 MR. KOLBE: It doesn't have to be all or

1 nothing.

2 MR. BYRWA: We can change our recommendation
3 here. If the necessary permits are obtained tomorrow,
4 and that would be May -- or April 11th, 2013, it would
5 be removed from our demolition list. But should you
6 fail to obtain the permits tomorrow, then it would stay
7 on the list and advance to the Board of Appeals.

8 MS. PICKENS: Let me make sure that I
9 understand. So let me paraphrase what you're saying.
10 If I go down there and pay the \$375 for the three
11 permits tomorrow, the home will be removed from the
12 demo list?

13 MR. BYRWA: Well, we don't want to come back
14 and say the City charges \$376 --

15 MS. PICKENS: Right. Okay.

16 MR. BYRWA: -- and therefore everything's
17 off -- the deal's off, you know, and --

18 MS. PICKENS: I just want to make sure I
19 understand what you're saying.

20 THE CHAIRPERSON: I think what you're hearing
21 here is we're looking for a good faith effort from you.
22 And if for some reason the City tells you that the
23 electrical is 125 and the mechanical's 125, but we need
24 250 for the plumbing, they're willing to give you
25 several extra weeks --

1 MS. PICKENS: Okay.

2 THE CHAIRPERSON: -- to come up with that
3 money. So by that time you should have your refund in
4 hand.

5 MS. PICKENS: Okay.

6 THE CHAIRPERSON: And that way you'd be able
7 to pay for that permit.

8 MS. PICKENS: Okay.

9 THE CHAIRPERSON: So what we're saying is, if
10 you agree to come in and pull these permits tomorrow --

11 MS. PICKENS: Yes.

12 THE CHAIRPERSON: -- that this will come off
13 the demo list.

14 MS. PICKENS: Okay.

15 THE CHAIRPERSON: If you fail to do this, it
16 will stay on and move to the Board of Appeals for the
17 May 15th hearing.

18 MR. BYRWA: Right.

19 THE CHAIRPERSON: Okay?

20 MS. PICKENS: Yes, I agree.

21 THE CHAIRPERSON: And I would suggest that
22 you have a conversation with the Building Department
23 tomorrow, also. Because if you have an open and valid
24 building permit for siding, then you could continue
25 that work. And I guess the -- the issue with the

1 garage roof will have to be resolved at a future date
2 here. Okay?

3 MS. PICKENS: Yes.

4 THE CHAIRPERSON: That way you can at least
5 make the house livable and presentable on the outside.

6 MS. PICKENS: Okay.

7 THE CHAIRPERSON: Okay?

8 MS. PICKENS: Okay.

9 THE CHAIRPERSON: Are we in agreement?

10 Sir?

11 MR. CARR: My name's Lonell Carr.

12 THE CHAIRPERSON: Yes.

13 MR. CARR: I think -- what is your name?

14 MR. BYRWA: David Byrwa.

15 MR. CARR: David Byrwa, I think there's been
16 a lot of threats and coercion toward Ms. Pickens, by
17 her being a lady, that he throws these things at
18 Ms. Pickens for her to be forced to do something. I've
19 done the work on the garage and, for the material that
20 we paid, it was under 5-, \$600 -- I know the laws --
21 for that garage. It was less than the required amount
22 to pull a permit.

23 The siding, the permit was pulled. Like
24 Ms. Pickens said, there was a sign, cease and desist,
25 put on. But as far as I'm concerned, there's just been

1 a lot of threats and coercions. Every time Ms. Pickens
2 pays the money, then something else is coming up. It's
3 not a point about the money, it's the principle of her
4 understanding. And I can only explain to her so much
5 when inspectors are saying other things, so --

6 MR. BYRWA: Well, I can only go by the --
7 what's in writing here and the dates of compliance and
8 things like that that were ignored. So I'm going by
9 the information I have. And it appears here that
10 there's no cooperation based on the written
11 documentation that I have.

12 MS. PICKENS: But you only have partial
13 written documentation. You don't have everything.

14 MR. BYRWA: Well, I know on several occasions
15 that you were informed about what needed to happen and
16 it's months and months later and it's still not
17 happening.

18 MS. PICKENS: Every time I come to the
19 hearing --

20 THE CHAIRPERSON: We can sit here all night.

21 MS. PICKENS: All right.

22 THE CHAIRPERSON: So --

23 MS. PICKENS: Well, that's what he was saying
24 because he lives with me.

25 THE CHAIRPERSON: We're in agreement --

1 MS. PICKENS: And the roof that we fixed, we
2 have receipts, it was not the \$500 that was required to
3 pull the permit. That's what I meant by the \$500.
4 Because he lives there also and he's a carpenter. So
5 only thing I had to pay for was the actual material,
6 which we have a receipt for, and it was less than \$500.
7 That's where the \$500 comes in.

8 THE CHAIRPERSON: So tomorrow you will go
9 down to the Building Department and, assuming you
10 are -- you have the money to pay for all three permits,
11 you will do that?

12 MS. PICKENS: That's right.

13 THE CHAIRPERSON: Otherwise, you will pull as
14 many permits as you can afford. And then, when you get
15 your refund check, you will come in and pull the rest
16 of the permits --

17 MS. PICKENS: That's correct.

18 THE CHAIRPERSON: -- and move ahead with the
19 repair work, you'll stay off the demo list. If you
20 fail to do -- pull the permits tomorrow, it
21 automatically moves to the Board of Appeals, May 15th.
22 Okay?

23 MS. PICKENS: Yes.

24 THE CHAIRPERSON: Are you in agreement?

25 MS. PICKENS: Yes, I am.

1 THE CHAIRPERSON: Very good. Thank you.

2 MS. PICKENS: Thank you.

3 THE CHAIRPERSON: 94 Lincoln.

4 UNIDENTIFIED MALE: That was 94 Lincoln.

5 THE CHAIRPERSON: I'm sorry. 129 Edison.

6 MR. BYRWA: 129 Edison Street. Our

7 recommendation is to dismiss this case. They finished

8 through Code Enforcement. I guess we had all our

9 permits finalized out and everything's been completed.

10 And our recommendation is that it be dismissed from the

11 hearing officer.

12 THE CHAIRPERSON: Any disagreement?

13 MR. BYRWA: Other than I -- I would like to

14 enter into the record that I was out at the property

15 today and there is an agreement that within 30 days all

16 the inoperable or unlicensed vehicles will be removed

17 and the property will be thoroughly cleaned up because

18 right now it's in a horrible, horrendous condition.

19 MR. YANG: I have a question. If I can't fix

20 my car at my house, where can I fix it?

21 THE CHAIRPERSON: How many cars are there?

22 MR. YANG: Three.

23 MR. BYRWA: I counted probably at least five

24 that were not operable.

25 MR. YANG: There's one in the driveway that

1 we're using, there's one that's sitting on jacks
2 because I'm doing a wheel bearing changing. There's
3 one sitting on another jack because I'm changing brakes
4 and rotors on it, then there's another one sitting in
5 the back, waiting for me to change out the power
6 steering.

7 THE CHAIRPERSON: Are these all your
8 vehicles?

9 MR. YANG: No. Two of them are my dad's and
10 one of them's mine.

11 MR. BYRWA: You can't store -- as I explained
12 to you earlier, you can't store inoperable vehicles on
13 your property.

14 MR. YANG: If I can't fix vehicles at my
15 house, where can I fix it? That's what I'm asking.

16 MR. BYRWA: Well, we won't deny you fixing it
17 but you have -- if you are doing it one at a time or
18 something like that, that's one thing. But to have
19 three or four vehicles on your property that are
20 inoperable vehicles, that's a problem.

21 MR. YANG: They all work. They just need
22 fixing.

23 MR. BYRWA: Well, they're inoperable vehicles
24 and they're in violation of the ordinance.

25 MR. YANG: I just have it sitting there while

1 I'm working on the other one.

2 MR. BYRWA: At any rate, with the house here,
3 we're recommending that that be dismissed and we will
4 be doing a Code Enforcement within 30 days that's
5 entered into our system to come back out.

6 And we'll probably be photographing the
7 property and, if it's in the condition it is in today,
8 you -- you're going to have to -- you and your neighbor
9 both are going to have to explain to the judge why
10 you're keeping the property in that condition. So you
11 got a 30-day window to clean up the property, if it's a
12 separate ordinance issue from then -- from the house
13 today and everything. But we will be coming back out
14 in 30 days with a camera and probably a ticket book.
15 And so --

16 MR. YANG: All right. Whatever you guys
17 want, man.

18 MR. BYRWA: All right. Thank you.

19 MR. YANG: Thanks.

20 THE CHAIRPERSON: 91 Home Street.

21 MS. HUMPHREY: Aurelia Humphrey,
22 91 Home Street.

23 MR. KOLBE: You want to speak on which house?
24 Because we don't have --

25 MS. HUMPHREY: 91 Home, I was told the

1 meeting was here for today.

2 MR. KOLBE: Were you notified of the meeting
3 by a letter or a posting?

4 MS. HUMPHREY: No, I wasn't.

5 MR. KOLBE: Okay. It's not on the agenda;
6 that's why everybody's looking a little puzzled. And
7 if you ask --

8 MS. HUMPHREY: April downstairs had told me.

9 MR. KOLBE: We've had a lot of calls, asking
10 when the meeting was and she may not have understood
11 that you were specifically asking on a certain house.
12 My apologies. But you're not on the agenda for
13 tonight.

14 MS. HUMPHREY: I was told to make this
15 meeting so the home does not go on the demolition list.
16 That's what I was told; make sure I made this meeting.

17 MR. KOLBE: Again, I -- it was not on the
18 agenda to come here so I have no idea what -- where the
19 house is, what state it's in.

20 UNIDENTIFIED MALE: Would you like me to show
21 her what she'll get so she knows when to come?

22 MR. KOLBE: Sure. I'll be glad to come in
23 next week and she'll tell you what to do for the
24 property but you don't have to come to a meeting for
25 that.

1 THE CHAIRPERSON: Okay. 103 Blaine.

2 MR. BYRWA: 103 Blaine. This was posted on
3 the 28th of March, 2013 and hearing set for today. We
4 have -- we have a recommendation that the property stay
5 on the demolition list and go through the Board of
6 Appeals for reasons of there's been no building,
7 plumbing, mechanical or electrical permits; property is
8 not being maintained; it's -- we got the porch is
9 rotted, roof is rotted with shingles missing, debris
10 and unkempt, animals undermining the porch, soffit and
11 fascia is rotted, no electrical or gas. For those
12 reasons, we recommend that it stay on the demolition
13 list and advance to our Board of Appeals next month.

14 THE CHAIRPERSON: Your name, please?

15 MR. DELA CRUZ: Jorge Dela Cruz.

16 THE CHAIRPERSON: Okay. What is your intent
17 with the property?

18 MS. PRECIADO: He wants to know how long does
19 he have to start fixing it. What does he have to do?
20 More or less, that's what he's asking.

21 THE CHAIRPERSON: Well, what -- if you heard
22 earlier, what you need to do is apply for a Property
23 Maintenance Inspection and you have 7 days to do that.
24 The Property Maintenance Inspection, an inspector will
25 come out and look at the home and tell you what needs

1 to be fixed on the house. After the inspection, you
2 have 30 days to pull your building permit, electrical,
3 plumbing, mechanical permit.

4 Is that correct?

5 MR. BYRWA: Right, correct.

6 MS. PRECIADO: Okay. He said that that's
7 what he'll do.

8 THE CHAIRPERSON: Are you going to live in
9 the house?

10 No?

11 MS. PRECIADO: Yes.

12 (Off the record discussion.)

13 MS. PRECIADO: E-S-T-R-E-L-L-A, Preciado is
14 P-R-E-C-I-A-D-O.

15 THE CHAIRPERSON: When -- when will you start
16 work on the house?

17 MS. PRECIADO: Just as soon as they let him
18 know what all needs to be done. Like, I guess after
19 the property inspection.

20 MR. BYRWA: Okay. So the procedure would be
21 that you come into the Building Department, preferably
22 this week, and obtain a -- pay for and line up a
23 Property Maintenance Inspection. At that time, the
24 City will send out a building inspector to meet with
25 you and you'll be informed in writing on what permits

1 are necessary to bring the property up to code. You'll
2 have 30 days to obtain the necessary permits and start
3 work to complete the permit work and bring the property
4 up to code. And if you're agreeable to that, then --

5 THE CHAIRPERSON: And the fee is \$200. Is
6 that what --

7 MS. PRECIADO: Okay.

8 THE CHAIRPERSON: Okay. So we'll hold this
9 over until the next meeting.

10 MR. BYRWA: Right.

11 THE CHAIRPERSON: So what we'll do is we're
12 going to hold this over until our next meeting. Which
13 is in June?

14 MR. KOLBE: July.

15 THE CHAIRPERSON: July. Okay. So at the
16 next meeting, if you haven't pulled your Property
17 Maintenance Inspection and/or the necessary building
18 permits, then, at that time, the recommendation is for
19 demolition.

20 MS. PRECIADO: Okay.

21 THE CHAIRPERSON: Because --

22 MS. PRECIADO: Okay.

23 THE CHAIRPERSON: Good. Understood?

24 MS. PRECIADO: Yes, understood.

25 THE CHAIRPERSON: Okay. Thank you.

1 MS. PRECIADO: Thank you.

2 MR. DELA CRUZ: Thank you.

3 THE CHAIRPERSON: 87 Putnam.

4 MR. BYRWA: We got 87 Putnam Avenue. This
5 property was posted March 28th, 2013 and set for
6 hearing on today's date. The recommendation is that it
7 stay on the demolition list and advance to the Board of
8 Appeals. The property is vacant, it's been boarded.
9 Second floor siding and windows are broken out, gutters
10 and fascia falling off the house. There's debris
11 throughout the property, it's unkempt and, for those
12 reasons, it's recommended that it stay on our
13 demolition list and advance to the Board of Appeals.

14 THE CHAIRPERSON: Your name, sir?

15 MR. PADILLA, JR: Mike Padilla. I bought the
16 house February 21st from Oakland County. First of all,
17 I wouldn't have bought it if I knew it was on any type
18 of demo list. I did everything in my power to look and
19 see and check on everything. I went to every
20 department, Oakland County City Hall down here, and
21 there was -- I -- I talked to several people. They
22 said it wasn't on any type of demo list. I've looked
23 at over 40 houses to buy, so --

24 THE CHAIRPERSON: And what's your intent with
25 the property?

1 MR. PADILLA, JR: To live there.

2 THE CHAIRPERSON: Okay.

3 MR. PADILLA, JR: Well, I'm going to fix it
4 up, of course. But I was going to live there
5 eventually. And it's not that bad on the outside. So
6 there's no fascia falling off. The back two windows,
7 somebody took them out. And I got this letter. I was
8 actually going to get a dumpster over there, put some
9 wood on the back windows but I'm not putting any money
10 into it if you're going to rip it down.

11 THE CHAIRPERSON: And so the same as you
12 heard previously, can you pull a Property Maintenance
13 Inspection within 7 days?

14 MR. PADILLA, JR: I don't -- I don't
15 understand why I have to do any of that right now. I
16 mean, the -- when I bought the house from the County,
17 they -- I did everything -- like I told you, I did
18 everything in my power to make sure it wasn't on that
19 list.

20 MR. PADILLA, SR.: Actually, that gentleman
21 right there told us that it wasn't on the list, the guy
22 right here.

23 MR. PADILLA, JR: Yeah, we came in here and I
24 talked to him and we gave them five houses to check on
25 the computer and there was three that weren't on the

1 list and there was two that were. And I made sure that
2 after I talked to him, he gave me the website, the
3 database that you guys used for your -- all your
4 information. And I went on that. You got to pay, I
5 think it's \$2 you got to pay to look at every document.
6 I paid \$10 or whatever it was to look at everything,
7 all the building history, all the -- everything you can
8 look at and nothing was on there, stating --

9 MR. BYRWA: At the time of inquiry, you were
10 probably --

11 MR. PADILLA, JR: What's that?

12 MR. BYRWA: It may not have been on the list
13 at the time you inquired or whatever. Our
14 documentation say --

15 MR. PADILLA, JR: So in February it wasn't --

16 MR. PADILLA, SR.: When did it go on the
17 list?

18 MR. BYRWA: Well, I have documentation that
19 notification was sent out on 3-29 and it was posted on
20 3-28 of 2013.

21 (Off the record discussion.)

22 MR. BYRWA: Well, that's our procedure. And
23 if you don't want to abide by our procedure, then you
24 can state your case in front of the Board of Appeals
25 next month or whatever. But our procedure here is that

1 a Property Maintenance Inspection be lined up within
2 the next 7 days.

3 MR. PADILLA, JR: What do they do on a
4 Property Maintenance Inspection?

5 MR. BYRWA: Well, they go through the house
6 and they let you know if the furnace is missing or the
7 hot water heater is missing.

8 MR. PADILLA, JR: Nothing's missing,
9 everything's good.

10 MR. BYRWA: Well, then you wouldn't be --

11 MR. PADILLA, JR: Everything. There's only
12 cosmetic painting and stuff like that.

13 MR. BYRWA: Well, then you may not be
14 required to pull any permits, then.

15 MR. PADILLA, JR: So why am I required to get
16 a Maintenance Inspection?

17 MR. BYRWA: Well, because it has sat vacant
18 and the City ordinance states that it has to be
19 inspected to make sure that it --

20 MR. PADILLA, SR.: I've been doing --

21 MR. BYRWA: -- meets the minimum code
22 requirements.

23 MR. PADILLA, SR.: -- construction for 35
24 years. Why would I pay someone to come in and look at
25 that?

1 MR. BYRWA: Well, if you don't want to follow
2 the procedure, then you can explain your case --

3 MR. PADILLA, SR.: It's not about following
4 the procedure.

5 MR. BYRWA: -- to the Board of Appeals.

6 MR. PADILLA, SR.: But why would I pay
7 someone to come in and do what I do?

8 MR. BYRWA: Because you're not -- you don't
9 work for the community and you're not licensed through
10 the State of Michigan to do that.

11 MR. PADILLA, SR.: So I don't work for you?

12 MR. BYRWA: No, you don't work for the City
13 and you're not licensed through the State of
14 Michigan --

15 MR. PADILLA, SR.: I don't work for you and
16 you guys aren't getting money for that. Okay.

17 MR. BYRWA: -- to perform building
18 inspections.

19 MR. PADILLA, SR.: Okay. So how much is the
20 Maintenance Inspection or whatever?

21 THE CHAIRPERSON: It's \$200.

22 MR. PADILLA, JR: Okay. And we got to --
23 when -- how would that work? I'd have to be there with
24 them so I'd have to take off another day of work for
25 this?

1 MR. BYRWA: You would have to come in and
2 arrange for the inspection and then be at the house
3 when the inspector --

4 MR. PADILLA, JR: So who can I -- can I talk
5 to the County about getting my money back or canceling
6 this out? I mean, this is ridiculous. I have a home
7 in Waterford. I was trying to invest money in Pontiac.
8 I've got family here. I don't have to but I don't
9 really want all this nonsense. For what?

10 THE CHAIRPERSON: Well, if you've got repair
11 work that needs to be done on the home, that requires a
12 building permit. You're paying for a building permit,
13 anyways. And if you're doing it without the permit,
14 then you're in violation of the ordinance.

15 MR. PADILLA, JR: I understand that.

16 THE CHAIRPERSON: So --

17 MR. PADILLA, JR: But there's nothing that
18 needs a building permit to be done.

19 THE CHAIRPERSON: Well, replacing windows, is
20 that a permit?

21 MR. BUD: You have to understand, we can't
22 take everybody's word for it. A lot of people -- maybe
23 you guys do know what you're doing. But we deal with a
24 lot of people that think they know what they are doing
25 and they don't. It's kind of about safety. I mean, we

1 want to make sure the furnaces aren't putting out
2 carbon monoxide. Maybe you guys know what you're doing
3 but we don't know that.

4 MR. PADILLA, JR: I understand. But I
5 wouldn't have even had purchased the home or the
6 property if I knew I would have to come up here at all,
7 never.

8 MR. PADILLA, SR.: When did this go onto the
9 demo list is my question. Because we purchased this at
10 the end of February. I asked this gentleman here but
11 he wouldn't answer the question.

12 MR. BYRWA: Right. And I got toward the end
13 of March it was --

14 MR. WILLIAMS: I think what you're hearing is
15 it was --

16 MR. PADILLA, SR.: So it was put on after we
17 purchased it?

18 THE CHAIRPERSON: Apparently so.

19 MR. PADILLA, SR.: This gentleman here told
20 us, once you purchase a house, it can't go onto the
21 demo list if it's not already on the demo list. How
22 does that work?

23 THE CHAIRPERSON: I don't know.

24 MR. PADILLA, SR.: Why is this gentleman
25 telling us that or why did he tell us that?

1 MR. BYRWA: Because at the time, his
2 information --

3 MR. WILLIAMS: It doesn't matter who owns the
4 house, it can always go on the demo list if it's not
5 being maintained.

6 MR. PADILLA, JR: That's exactly what he
7 said.

8 MR. PADILLA, SR.: He said if you buy a house
9 and it's not on the demo list, then it's not going to
10 go on the demo list. It has to already be on the demo
11 list. Did you not tell us that, sir?

12 MR. KOLBE: Well, any house -- anybody that
13 owns a house -- I mean, all these houses are owned.

14 MR. PADILLA, JR: No. Understandable. But
15 you said when we purchased the home that we wouldn't
16 have to deal with this stuff. Because I made sure
17 because I know I was looking at the house on -- it was
18 80 Pike, 150 Marquette and those both were on the list.
19 And you explained to me, if I do that, if I buy one of
20 those houses, I have to get the permits, I have to come
21 down here, I get six months, bonded with the --

22 MR. PADILLA, SR.: Go through all this stuff
23 that we're going through today. We were trying to
24 avoid all that. And you said if we bought the house
25 and it wasn't on the list, then you don't put it on the

1 list.

2 MR. PADILLA, JR: Then we're fine. That's
3 exactly what you said.

4 MR. PADILLA, SR.: If you're buying it
5 before. And you're telling me this was put on in March
6 and we bought it in February. So we purchased this
7 before -- are you with me?

8 MR. BYRWA: We have no problem --

9 THE CHAIRPERSON: I hear what you're saying.
10 But here's where we're at: The house is on the demo
11 list and you -- you can argue that you bought it not
12 knowing that it was on a demo list --

13 MR. PADILLA, JR: It wasn't on the demo list
14 when --

15 THE CHAIRPERSON: -- and not knowing --

16 MR. PADILLA, JR: -- we --

17 THE CHAIRPERSON: -- that it was going --

18 MR. PADILLA, JR: -- bought --

19 THE CHAIRPERSON: -- on the demo --

20 MR. PADILLA, JR: -- it, sir.

21 THE CHAIRPERSON: -- list. But irregardless,
22 if you need to do repair work in this house, then you
23 would have to pull a building permit anyways, unless
24 you're telling me you're going to do it without a
25 permit, in violation of the ordinance.

1 MR. PADILLA, JR: That's not what we're
2 saying.

3 MR. PADILLA, SR.: Nobody said that.

4 THE CHAIRPERSON: So the only roadblock that
5 you've hit here, it's really a small bump in the road,
6 and that is a Property Maintenance Inspection. And you
7 can argue about whether you should have to pay the \$200
8 or not. But the timing of the matter is that the house
9 ends up on the demo list and you're the owner of it.
10 So if you don't want to pay --

11 MR. PADILLA, SR.: Well, that's a --

12 THE CHAIRPERSON: If you don't want to pay
13 for an inspection --

14 MR. PADILLA, SR.: And also the problem with
15 that is, then we have to work by your time schedule.

16 THE CHAIRPERSON: Not at all.

17 MR. PADILLA, SR.: And now you're going to
18 tell us what to do. Okay?

19 THE CHAIRPERSON: You've got --

20 MR. PADILLA, SR.: That's the problem of this
21 being on the demo list in the first place.

22 THE CHAIRPERSON: How long is a permit open
23 for?

24 MR. PADILLA, SR.: It's not about a permit --

25 MR. BYRWA: Six months.

1 MR. KOLBE: Six months.

2 MR. PADILLA, SR.: It's not about --

3 MR. PADILLA, JR: So we have six months to
4 what, bring the house up to code?

5 THE CHAIRPERSON: No, you --

6 MR. PADILLA, JR: That's the whole thing we
7 were trying to avoid, sir.

8 MR. KOLBE: I think that you're thinking that
9 this has been demoed. That used to be a Resolution A
10 or a demolition order. That is a different animal.

11 MR. PADILLA, JR: I know what it is.

12 MR. KOLBE: Okay.

13 MR. PADILLA, JR: I know the system very
14 well. I've been doing this for a year, looking for a
15 house.

16 MR. KOLBE: That's where you're at. But what
17 is going to happen is you have your Property
18 Maintenance Inspection and you pull your permits. Your
19 permits are open for six months and, in this case, they
20 can be renewed if you need longer time than that.

21 MR. PADILLA, JR: So I'm looking at a couple
22 grand for this when I paid \$750 for the house? I don't
23 understand.

24 MR. KOLBE: What --

25 MR. PADILLA, JR: To pull the permits?

1 MR. KOLBE: To pull permits? You're going to
2 have to pull permits anyway.

3 MR. PADILLA, JR: There's nothing wrong with
4 the house, though.

5 MR. BYRWA: How can you buy a house for \$750
6 and there's nothing wrong with it?

7 MR. KOLBE: And the Property Maintenance
8 Inspection will determine that. There may not be
9 anything found wrong with the house.

10 MR. BYRWA: Let me shed maybe some of the
11 upside of what's going on here. Once you obtain that
12 Property Maintenance Inspection, that will also -- that
13 amount of money that you pay for, that would also apply
14 for a rental registration. And I don't think you plan
15 on living in the house, do you, or --

16 MR. PADILLA, JR: No. I stated earlier,
17 yeah, I am going to live in the house.

18 MR. BYRWA: You're going to live in the
19 house. It's going to be owner-occupied?

20 MR. PADILLA, JR: Yes.

21 MR. BYRWA: Okay. Well, at any rate, it's
22 still -- the City's ordinance states that they have to
23 come in once the house is vacant, do a Property
24 Maintenance Inspection, make sure it meets the minimum
25 requirements of the codes and ordinances and then you

1 live there the rest of your life, without any -- never
2 having an inspection, as long as it's owner-occupied
3 and you live in there.

4 MR. PADILLA, SR.: Wow. Unbelievable.

5 THE CHAIRPERSON: My recommendation is that
6 this gentleman has 7 days to pull a Property
7 Maintenance Inspection, it's a \$200 fee. At that point
8 in time, you have 30 days to pull any necessary
9 building permits that are recommended by the Property
10 Maintenance Inspection. There may not be any.

11 If it's cosmetic work, if it's painting and
12 patching some siding, then there -- there may not be
13 any building permits and you can move ahead. But you
14 can't take a year to fix this house up and leave it in
15 the condition that it's in. So you have to show
16 progress on it. So if you -- if you're willing to
17 accept that, you've got 7 days for the Property
18 Maintenance Inspection and then 30 days to pull any
19 necessary permits.

20 MR. PADILLA, SR.: What if we're not willing
21 to accept that, then what do we do?

22 THE CHAIRPERSON: I'm sorry?

23 MR. PADILLA, SR.: What if we're not willing
24 to accept that, then what do we do?

25 THE CHAIRPERSON: Then we'll move on to the

1 Board of Appeals --

2 MR. BYRWA: We'll start demolition --

3 THE CHAIRPERSON: -- for demolition. I think
4 you're making a bigger issue out of this than it is.
5 You're talking a \$200 fee to get an inspection from the
6 City to know what needs to be done on the house. If
7 you're not willing to invest the \$200, then you're
8 probably not willing to invest the money to fix the
9 house up. So it's your decision.

10 MR. PADILLA, SR.: It's not about the \$200.

11 THE CHAIRPERSON: Then --

12 MR. PADILLA, SR.: It's not about the money.
13 Okay? It's about the money to you. Okay? Let's get
14 that all together. Okay?

15 THE CHAIRPERSON: Look. I --

16 MR. PADILLA, SR.: Okay. The money is --

17 THE CHAIRPERSON: I could make a decision, I
18 could send you to the Board of Appeals or I can give
19 you the Property Maintenance, it's your decision.

20 MR. PADILLA, SR.: The thing about it is if
21 this gentleman over here told us that, we would have
22 never purchased that house.

23 THE CHAIRPERSON: Okay.

24 MR. PADILLA, SR.: Do you understand?

25 THE CHAIRPERSON: What is your decision?

1 MR. PADILLA, SR.: It's the principal of it,
2 sir.

3 THE CHAIRPERSON: Will you take the Property
4 Maintenance Inspection or not?

5 MR. PADILLA, JR: Yeah, that's fine.

6 THE CHAIRPERSON: Okay. So you have 7 days
7 to --

8 MR. PADILLA, JR: All right.

9 THE CHAIRPERSON: -- apply for a Property
10 Maintenance Inspection.

11 MR. BYRWA: Thank you.

12 THE CHAIRPERSON: Thank you.

13 339 Prospect. I jumped over it? I guess I
14 did. 339 Prospect.

15 MR. BYRWA: We've got 339 Prospect. It's
16 recommended that it stay on our demolition list and
17 move to the Board of Appeals. It's been on our
18 notification list and hearing list on three -- this is
19 the third occasion. Dates of notices were 9-28, 2012,
20 12-28 of 2012 and 3-28 of 2013, with hearing dates
21 scheduled on 10-10-2012, 1-9 of 2013 and 4-10 of 2013.
22 This is our third meeting. We still do not have a
23 Property Maintenance or any permits obtained.

24 MR. KOLBE: The Property Maintenance has been
25 taken care of. He just is not pulling any permits.

1 MR. BYRWA: Oh, yeah, okay. So we had a
2 Property Maintenance, they went through phase one and
3 that's where it stopped, with no permits being
4 obtained. But it was inspected on 3-28 of '13. Oh,
5 this is Mr. Overton. How are you doing tonight?

6 MR. OVERTON: Well, I'm good.

7 MR. BYRWA: I'm glad to see you're out of the
8 hospital.

9 MR. OVERTON: Thanks.

10 MR. BYRWA: Okay. Where are we at with
11 obtaining the necessary permits on this, Mr. Overton?

12 MR. OVERTON: I -- I had an emergency to
13 pull -- to -- to stop me from pulling it. Now, I'll --
14 I'll be pulling it either --

15 MR. BYRWA: So you'll be obtaining the
16 necessary permits this week, then?

17 MR. OVERTON: Yes.

18 MR. BYRWA: Good. Good. Good to hear.
19 Okay. Our recommendation is that, provided the
20 necessary permits are obtained this week, that we will
21 postpone this to our July meeting. If the permits are
22 not obtained this week, then it's going to stay on our
23 list and move to the Board of Appeals next month.

24 MR. OVERTON: Yes, sir.

25 MR. BYRWA: Okay.

1 MR. OVERTON: Sure. Thank you.

2 THE CHAIRPERSON: Okay. Thank you.

3 MR. STEWART: John Stewart. All due respect
4 to Mr. Overton, that house is gutted. Had you
5 inspected -- have you looked at it? It is gutted. You
6 got furniture all outside. If that chimney was to
7 fall, we've got ten parking places at our church you
8 can't park at because the chimney might fall. If it
9 falls and it falls on our sanctuary, the City going to
10 be just as liable as Mr. Overton.

11 MR. BYRWA: Well, it's going to have to be
12 made safe and that's part of pulling the necessary
13 permits, to make the property safe.

14 MR. STEWART: Have you looked at it?

15 MR. BYRWA: I saw it. Yes, I have.

16 MR. STEWART: And you mean to tell me -- that
17 house, without taking it right down to the foundation
18 can -- would have to go that far to get built.

19 MR. BYRWA: Well, and that's --

20 MR. STEWART: It can't be built the way it
21 is.

22 MR. BYRWA: That's something that the permits
23 are going to have to be obtained and Mr. Overton may
24 have to rebuild that entire chimney.

25 MR. STEWART: He might have to rebuild the

1 whole house from the foundation up. And if what this
2 house tells me and listening to you, you all have not
3 went out and inspected that house.

4 MS. MCKINNEY-HATCHETT: Commissioner
5 Mattie McKinney-Hatchett. I signed up to speak on 339.
6 The two houses -- remember we were here before?

7 MR. BYRWA: 329?

8 MS. MCKINNEY-HATCHETT: About a year or so
9 ago. And the house that's on here is 339. Isn't that
10 the one that's on the corner? That's not? I think the
11 one -- one is supposed to already be scheduled to be
12 torn down and that's my greatest concern. That's 3 --
13 I believe 345.

14 That caught fire. People are now dumping.
15 And at that same hearing that both of these houses were
16 on there, 339 and 345, you allowed Mr. Overton to have
17 an extension on 339. 345, you supposed to have torn
18 down. And the reason -- when I came downstairs, you
19 told me you hadn't torn it down, there was no more
20 demolition money.

21 So the one that -- that they were speaking
22 about previously is 345, I believe.

23 REVEREND McDONALD: Yes.

24 MS. MCKINNEY-HATCHETT: That's not on the
25 list. However, it should be on the list for the \$1

1 million that you just received to tear stuff down. And
2 because 345 isn't torn down, 339 is a problem, too.
3 Now, that one is all locked up and you did go -- you
4 said you did an inspection on 339?

5 MR. BYRWA: If Mr. Overton is not going to
6 repair these up to code. We've already had him take
7 down another house over on Martin Luther King because
8 it was unsafe. If he's not going to repair it to code
9 and make it structurally safe, then we're going to have
10 him take it down.

11 MS. MCKINNEY-HATCHETT: You're talking about
12 339. Because 345 isn't on the sheet.

13 MR. BYRWA: Yeah. But at any rate --

14 MS. MCKINNEY-HATCHETT: So 345 --

15 MR. BYRWA: -- he has the opportunity --

16 MS. MCKINNEY-HATCHETT: -- is on the list?

17 MR. BYRWA: -- to spend the necessary money,
18 to have it made structurally safe and comply with all
19 the codes and ordinances of the City. If he doesn't do
20 that, he's going to have to take the house down. It's
21 going to be demolished. So --

22 MS. MCKINNEY-HATCHETT: That's 339?

23 MR. BYRWA: With any house. I don't care if
24 it's 3 zillion 39 --

25 MS. MCKINNEY-HATCHETT: I don't need that,

1 sir.

2 MR. BYRWA: -- it has to be made safe.

3 MS. MCKINNEY-HATCHETT: I don't need that.

4 And respect me. I don't need that. I'm just standing
5 up here, trying to get an understanding. Now, I'll
6 come down to the office or wherever I need to go --

7 MR. BYRWA: I'm explaining the facts to you,
8 ma'am.

9 MS. MCKINNEY-HATCHETT: I'm just trying to
10 clarify why -- you know, what happened before. And the
11 house he was referring to, that's 345, not 339. So
12 339, you are giving him another postponement for 7
13 days. And if you -- because you gave him a
14 postponement before. If he does not pull those permits
15 in 7 days, 7 days from today, then it will be at the
16 May hearing; is that correct?

17 MR. BYRWA: That's correct, yes.

18 MS. MCKINNEY-HATCHETT: May what now?

19 MR. BYRWA: May 15th.

20 MR. KOLBE: I think it's the 15th.

21 MS. MCKINNEY-HATCHETT: Who's the person in
22 your department I need to contact in 7 days to find out
23 if those permits were pulled so I know if I need to
24 show up here?

25 MR. BYRWA: Mr. Kolbe here.

1 MR. KOLBE: You're talking about me.

2 MS. MCKINNEY-HATCHETT: Do you got a card?

3 MR. KOLBE: No, I do not.

4 MS. MCKINNEY-HATCHETT: You're still
5 downstairs?

6 MR. KOLBE: Um-hmm.

7 MS. MCKINNEY-HATCHETT: All right. Spell
8 your name.

9 MR. KOLBE: Kolbe, K-O-L-B-E.

10 MS. MCKINNEY-HATCHETT: Huh?

11 MR. KOLBE: My name's Dan.

12 MS. MCKINNEY-HATCHETT: Dan. And the last
13 name?

14 MR. KOLBE: Kolbe.

15 MS. MCKINNEY-HATCHETT: C-O-R-B-Y?

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

17 MS. MCKINNEY-HATCHETT: K-O-L-B-E. And are
18 you also the same one I need to talk to about 345 when
19 I come; are you the one?

20 MR. KOLBE: You can, yeah.

21 MS. MCKINNEY-HATCHETT: Okay. Because I just
22 want to be sure that 345 get in with that \$1 million
23 and I don't come back and then somebody tells me all
24 the money is gone again. Thank you very much.

25 MR. KOLBE: We don't -- our department does

1 not figure out which ones of those are done. That's
2 done through the --

3 MS. MCKINNEY-HATCHETT: That's Mr. Sabota?

4 MR. KOLBE: Yes.

5 MS. MCKINNEY-HATCHETT: I will see
6 Mr. Sabota.

7 MR. KOLBE: That's --

8 MS. MCKINNEY-HATCHETT: Thank you.

9 THE CHAIRPERSON: 338 Cass -- or did I miss
10 another one?

11 MS. MCKINNEY-HATCHETT: You've got another
12 one.

13 REVEREND McDONALD: Just very briefly,
14 Reverend McDonald. And much has been said about 345
15 and 339 Prospect. And certainly, our concern is a
16 safety issue. And certainly, with all due respect to
17 Mr. Overton, he knows our situation as it relates to
18 345. And since your October meeting where that house
19 was discussed, the concern that I had, first of all, is
20 that the house was burned May 20th, 2012.

21 In July, paying my own property taxes, I
22 inquired with regard to 345, as to what the City was
23 doing about it. There was no record of the house even
24 being burned, even though that particular night the
25 fire chief inspector, whoever was there had Mr. Overton

1 to sign the report, indicating that the house was in
2 bad condition and, you know, or the -- the fire report.
3 So the Fire Department didn't even turn that report in
4 but --

5 MR. BYRWA: Has anybody -- I got a question
6 if I could ask you.

7 MR. STEWART: Sure.

8 MR. BYRWA: Has anybody from your parish
9 approached Mr. Overton about possibly purchasing the
10 property and having full control?

11 REVEREND McDONALD: Yes, sir. We've had
12 those conversations. But more importantly, again, the
13 unsafe condition that that property is in, we do know
14 that it has to come down. Because there -- the chimney
15 that was being spoken about earlier, there is no
16 securing that chimney. Because, as you know, when the
17 Fire Department came to put the fire out, you punched
18 holes in the chimney. It's an old --

19 MR. BYRWA: Yeah, I've seen it. It's in very
20 bad shape. It's on the east side of the house --

21 REVEREND McDONALD: Yeah. And my concern is
22 that that chimney, on any given day --

23 MR. BYRWA: Yeah.

24 REVEREND McDONALD: -- that the wind doesn't
25 blow enough and knock it down --

1 MR. BYRWA: Right.

2 REVEREND McDONALD: -- onto --

3 MR. BYRWA: And if Mr. Overton doesn't have
4 the wherewithal to repair it to a structurally sound
5 condition --

6 REVEREND McDONALD: He's not looking to
7 repair 345.

8 MR. BYRWA: Yeah. Then, that's going to come
9 down, then.

10 REVEREND McDONALD: Yeah. And that's --
11 we're working on 345. And so that -- but it's -- the
12 entire area is -- it's become a dumping ground. I
13 don't know if you've been out recently but --

14 MR. BYRWA: I was out the last time, it was a
15 couple weeks back.

16 REVEREND McDONALD: It's -- you should see it
17 now. Right?

18 MR. BYRWA: Yeah, okay. Thank you.

19 MR. OVERTON: We talked and it was understood
20 that I would turn in the house --

21 REVEREND McDONALD: We understand 345. I'm
22 just making sure they understand. We understand 345.
23 We've got some conversation that --

24 MR. BYRWA: So 345, we want to keep that on
25 the demolition list.

1 REVEREND McDONALD: Yes.

2 MR. BYRWA: Okay. And then 339, he's going
3 to have the opportunity, if he can, to pull the
4 necessary permits on that.

5 REVEREND McDONALD: Understood.

6 MS. MCKINNEY-HATCHETT: In 7 days.

7 REVEREND McDONALD: Okay. Good.

8 THE CHAIRPERSON: Thank you.

9 Are we at 338 Cass now?

10 MR. BYRWA: We've got 743 Bingham Street.

11 MR. ELLIS: Correct.

12 MR. BYRWA: Okay. And it's recommended that
13 the property stay on the demolition list. The property
14 has been vacant. It's boarded from the inside, holes
15 in the roof, broken windows, chimney's damaged.
16 There's no gas or electric and overall maintenance
17 problems. And for those reasons, we recommend that it
18 stay on the demolition list. What is your intention
19 with the property?

20 MR. ELLIS: My intention is to actually demo
21 the property.

22 THE CHAIRPERSON: Excuse me for a minute.
23 Folks, could you -- could you please --

24 MR. BYRWA: Close the doors.

25 THE CHAIRPERSON: -- close the doors.

1 MR. KOLBE: No, you can't close the doors.

2 THE CHAIRPERSON: You can't?

3 MR. KOLBE: You cannot close the doors.

4 THE CHAIRPERSON: Then would you please move
5 downstairs.

6 I'm sorry, sir. Go ahead.

7 MR. ELLIS: I purchased the property, like in
8 2008, and just in the last, I want to say, six
9 months -- ooh, I've had some vandals to take off siding
10 and all that kind of stuff recently. I purchased the
11 property mainly for the land, to develop it or whatnot.
12 So my intention is to actually demo. My plans -- or
13 no, the property won't involve that house. But of
14 course, I want to demo it under my own terms. I plan
15 to demo it this summer. I don't know if there's a way
16 to give me time to pull a demolition permit so that it
17 would be moved off or whatnot -- what have you.

18 I wasn't planning to do it until, you know,
19 like around July -- you know, June or July, I wasn't
20 planning to do it this early in the season. I'm
21 actually a contractor. I'm a licensed contractor. So
22 I was planning to do it myself versus getting charged
23 to do -- for doing it through the City so --

24 MR. BYRWA: Yeah. Our recommendation is that
25 it still stay on our demolition list and that it move

1 to our Board of Appeals, which is about in the middle
2 of May. And at that time the Board of Appeals would
3 make a determination, whether it should be demolished
4 or -- or you -- or you would have your input.

5 MR. ELLIS: Okay.

6 MR. BYRWA: In order to express to the Board
7 what your concerns or plans are with the property --

8 MR. ELLIS: Well, I did just want to provide,
9 just showing that's been boarded up and secure so it's
10 safe and sound in that regard.

11 MR. BYRWA: Good.

12 MR. ELLIS: The siding that they had taken
13 off, you know, I'm more than willing to take it off so
14 that it's uniform so that it won't be an eyesore
15 because it still has this side the aluminum siding was
16 put over another siding. So the house would still be
17 sheathed and I'll be happy to take the rest of that
18 off. You know, I just wanted to show that all of the
19 basement windows, the main issue where this was being
20 accessed was anyone that's been there is -- it says on
21 Bingham but the front of the house is technically off
22 of University.

23 And it was a -- like a summer -- summer porch
24 where it was boarded from the inside. But, obviously,
25 I had a squatter that came in. And so those have been

1 boarded up. Like I say, fortunately, it took this long
2 for it to start happening. I've owned it since '08.
3 My wife and I own the salon right there on University,
4 on the corner.

5 MR. BYRWA: Okay. Yeah.

6 MR. ELLIS: So we already see the property
7 and we're right there. So I keep the grass cut, try to
8 keep it cleaned up right now. I think there was a
9 squatter in the brown house next door, which just was
10 boarded up, like, in the last couple of days because
11 they've dumped some stuff over. So I want to get that
12 cleaned up next week.

13 MR. BYRWA: Right. Well, it seems like
14 you're acting in good faith. But like I said, I
15 would -- you'll be notified about the May 15th meeting
16 and you can -- hopefully you might know a little more
17 on what your intentions are with the property and when
18 and you can express that to the Board of Appeals on
19 May 15th.

20 MR. KOLBE: You can come and pull the
21 demolition permit between now and that May meeting so
22 that when you come before it --

23 MR. ELLIS: A quick question. Because I've
24 never done a demolition in Pontiac. When you pull it,
25 how long do you have to demolish it?

1 MR. KOLBE: Basically, six months.

2 MR. ELLIS: Six months. Okay.

3 MR. KOLBE: So in the timeframe that you're
4 talking, as I say, if you come in between now and
5 before the May 15th meeting, pull your demo permit.

6 MR. ELLIS: And I can just bring that at the
7 meeting?

8 THE CHAIRPERSON: Are there any utilities
9 active in the building?

10 MR. ELLIS: The only utilities -- which I
11 actually just contacted DTE because, them pulling off
12 the siding, they messed with the electrical box.

13 MR. BYRWA: Okay.

14 MR. ELLIS: Only reason why I still have DTE
15 or the electric on is, you know, occasionally I go in
16 and to have lights. But at this point, I'm just going
17 to cut everything off. The gas and water has always
18 been off since 2008.

19 THE CHAIRPERSON: Okay. Well, for your demo
20 permit, I would assume you have to have all the
21 disconnect notices.

22 MR. KOLBE: You're going to have -- yes.

23 THE CHAIRPERSON: From the gas and electric
24 company and you're going to have to have the water.

25 MR. KOLBE: Yes.

1 MR. BYRWA: The City would have a record from
2 the Water Department.

3 THE CHAIRPERSON: Okay.

4 MR. ELLIS: So the only thing that is on now
5 is the electrical and I've already called DTE.

6 THE CHAIRPERSON: Okay. Very good. Thank
7 you.

8 MR. ELLIS: Thank you.

9 THE CHAIRPERSON: Thank you.

10 MR. KOLBE: 63 LeGrande.

11 THE CHAIRPERSON: I started at the top of the
12 list. Go ahead, sir. Your name?

13 MR. HOLSWORTH: Luke Holsworth.

14 THE CHAIRPERSON: Thank you.

15 MR. BYRWA: Yeah. I'll go. 63 LeGrande, our
16 recommendation is that the -- it stay on the demolition
17 list. We did have a Property Maintenance Permit pulled
18 on the 8th of April of this month, inspection scheduled
19 for the 15th. You know, I guess with the property
20 maintenance lined up and everything we could probably
21 change our recommendation here and postpone it until
22 our next meeting.

23 THE CHAIRPERSON: Are you agreeable with
24 this?

25 MR. BYRWA: And you heard the procedure;

1 you'll have 30 days after the Property Maintenance
2 Inspection to obtain any necessary permits coming out
3 of the Property Maintenance Inspection.

4 MR. HOLSWORTH: Yes, sir, we're going to take
5 care of it. You guys are going to love us.

6 THE CHAIRPERSON: Great.

7 MR. HOLSWORTH: It's going to be taken care
8 of on time, perfect, no fuss, no nothing.

9 MR. BYRWA: Great. Thank you.

10 MR. HOLSWORTH: We look forward to getting it
11 nice and cute again over there. We know it's right
12 over by the school so it's a first priority. We keep
13 up on it and the house next door, like we said.

14 MR. BYRWA: Very good. Thank you.

15 THE CHAIRPERSON: Thank you.

16 MR. HOLSWORTH: Thank you.

17 THE CHAIRPERSON: 69 West Strathmore.

18 MR. BYRWA: Yeah, 69 West Strathmore, our
19 recommendation is to postpone this over until the next
20 meeting. We did have a building permit on March 9th, a
21 mechanical permit in January of this year, with
22 electrical and plumbing in November of last year. I
23 guess the owner's making some efforts to do things with
24 permits and comply with the laws and ordinances of the
25 City. And our recommendation is to postpone this until

1 our July 10th meeting.

2 MR. NOLTE: Skip Nolte. That's true. That's
3 exactly the way it's going. We're a little slow in
4 getting going. I had a builder friend of mine come out
5 to kind of evaluate where we were at and kind of inform
6 you that we had to do a few other things, leveling the
7 floors and ceiling and things. So we've been working
8 at it for the last six weeks and we're expecting -- we
9 expect to have our electrical and plumbing done already
10 but we had to put that off.

11 MR. BYRWA: Hopefully, by July everything
12 will be closed out.

13 MR. NOLTE: Hopefully everything will be
14 done.

15 MR. BYRWA: And hopefully this will be a
16 thing of the past.

17 MR. NOLTE: Great. Or I might be living
18 there.

19 MR. BYRWA: Thank you for your cooperation.

20 MR. NOLTE: Right. Thank you.

21 THE CHAIRPERSON: 659 Lookout.

22 MR. BYRWA: Yeah, 659 Lookout Street. The
23 recommendation is that this stay on our demolition list
24 and move to our Board of Appeals. There has been no
25 permits, no building, plumbing, mechanical or

1 electrical permits obtained. The property was boarded
2 by our Federal programs. We have issues with the
3 soffit and fascia and siding is incomplete, animals are
4 undermining the foundation, unfinished addition, debris
5 and trash throughout the yard. For those reasons, we'd
6 recommend that it stay on the demolition list and move
7 to our Board of Appeals.

8 MS. HOLMES: Well, first of all, my name is
9 Beverly Holmes, for 659 Lookout. I am the owner of
10 that said property, and to which I have not received
11 any notice whatsoever.

12 MR. KOLBE: Our notice was returned.

13 MS. HOLMES: I'm sorry?

14 MR. KOLBE: The notice to you had been
15 returned.

16 MS. HOLMES: Okay. And where was that mailed
17 to?

18 MR. KOLBE: To the 659 Lookout.

19 MS. HOLMES: Okay. Because my mailing
20 address is not -- no one lives in the house so no one's
21 there --

22 MR. KOLBE: That's the only address we have.

23 MS. HOLMES: -- at a boarded-up house to
24 receive that. With the County, I do have a mailing
25 address for 659 Lookout, which is 170 Westway or the

1 address which is actually on my driver's license, which
2 is 14295 Hess Road, Holly, Michigan 48442. I was
3 basically made aware of this, for whatever reason, a
4 certified notice was mailed to an uncle of mine that
5 is -- has never been the property owner or anything and
6 I went around to the house and that's how I was made
7 aware of this meeting today.

8 So the house was secure. I spoke with
9 someone last year when they boarded the home up, when
10 they put the notice on there, saying that it was -- you
11 know, they put the notice on -- they boarded the house
12 up and put the sign on there. I came down, contacted
13 whoever to find out what was going on.

14 At one point, the reason why the home was not
15 secure is because the home was broken into. I heard
16 you say something about animals under there. They
17 basically, the police, didn't do anything. Someone
18 broke out a back window. They went under -- I, once
19 upon a time, did have permits because I did -- it's
20 been quite some time now but I did the foundation over.
21 I -- as a single parent, I spent a lot of money over
22 there on that house for it to be a primary residence
23 for me and my children, however, with the economy and
24 everything.

25 But every time I did something, someone --

1 they'd bust the back window, they broke into the home.
2 They broke the secured doors. Because everything at
3 that point was being inspected. They went under there,
4 they cut all the copper. The reason why the siding
5 wasn't completed, they stole all the rest of the
6 siding, you know, and copper and materials that were
7 actually in the home. Okay?

8 I plan on, you know, finishing what I started
9 with the home. Of course, like I say, being a single
10 parent and it being wintertime, I work for the
11 automotive industry that was going down, it has been a
12 while since I did anything. But I do plan on right
13 now, as the weather is breaking, to, you know, do what
14 I got to do for that home.

15 Also, in the meantime, when I stopped work, I
16 did initiate a lawsuit against Chase, which my original
17 loan for the home was through Washington Mutual and
18 Chase bought all their loans. So at that time, when
19 that was going on, I had to, you know, stop doing any
20 work on anything until I found out what was going on.

21 The neighbor -- the house next door,
22 throughout the summers, I pay someone to keep the grass
23 mowed. You know, I know it looks bad. It looks bad
24 when I see it. But I do have someone go over there in
25 the summer months. My mom lives, like -- this is my

1 mother. She lives, like, three blocks away. So we
2 check on the house on a regular basis. Because
3 actually when they broke into it, my son actually saw
4 the people climbing out the back window.

5 They went through the back of the house, with
6 a trailer and everything with all of my stuff on it. I
7 come straight down here to the Pontiac Police, give a
8 description, talked to some neighbors, located the
9 truck, everything, the police didn't come do anything,
10 you know.

11 MR. BYRWA: Well, let me ask you a question.

12 Do you have the money to restore the home and
13 bring it back up to code this year?

14 MS. HOLMES: Yes, I do.

15 MR. BYRWA: Okay.

16 MS. HOLMES: I work full time, been on my job
17 for 15 years.

18 MR. BYRWA: Based on that, I would be willing
19 to give you the benefit of the doubt and have this
20 postponed to our July meeting, with the intent of you
21 heard our procedure, that we need a Property
22 Maintenance Inspection within 7 days and obtain the
23 necessary permits within 30 days.

24 MS. HOLMES: Okay.

25 MR. BYRWA: So --

1 MS. HOLMES: But this is my question with
2 that.

3 MR. BYRWA: Yeah?

4 MS. HOLMES: Considering that I was already
5 in the process of completing work on the house, I
6 already know exactly what has to be done to the house
7 because we were in the middle of it, am I still
8 required --

9 MR. BYRWA: Yeah.

10 MS. HOLMES: -- to --

11 MR. BYRWA: You had mentioned that the house
12 has been vacant for over 180 days and there is things
13 that people broke in and were missing and stolen and
14 this and that.

15 MS. HOLMES: No, no. Basically, on the
16 inside of the house, that's what I'm saying.

17 MR. BYRWA: Yeah.

18 MS. HOLMES: We haven't even gotten to --

19 MR. BYRWA: The City needs to take an
20 assessment. If you need a furnace, that would be a
21 mechanical permit.

22 MS. HOLMES: Yeah, that's --

23 MR. BYRWA: If you need a hot water heater,
24 that would be a plumbing permit. And that's the whole
25 purpose of the Property Maintenance Inspection; to

1 establish what permits you need right from the get-go
2 and --

3 MS. HOLMES: Okay. And not to cut you off.

4 MR. BYRWA: Yeah?

5 MS. HOLMES: But I totally understand what
6 you're saying. But what I'm saying to you is, when I
7 was doing work on the house, that was something that I
8 already have done, which -- so I know I need
9 mechanical, I know I need plumbing, I know I need
10 electrical. Because none of that is in there.

11 MR. BYRWA: Well, if you had permits to do
12 other things, they wouldn't charge you another permit
13 to be doing the same thing.

14 MS. HOLMES: Well, they're well expired is
15 what I'm saying. So I know what needs to be done.
16 There was paperwork, there was plans showing what had
17 to be done, you know. I was going through all the
18 procedures, as far as once certain -- a certain thing
19 was completed, the inspector came out, gave us the okay
20 to go to the next step.

21 MR. BYRWA: Right.

22 MS. HOLMES: But, like I said, it was a big
23 downfall for me --

24 MR. BYRWA: Well, we're drawing a line in the
25 sand now and we're starting fresh with this Property

1 Maintenance Inspection. And the whole purpose of that
2 is to tell you exactly what's needed to make the house
3 habitable and bring it up to code. So if you want to
4 agree with that, we can -- we'll give you the benefit
5 of the doubt.

6 MS. HOLMES: I mean, it's not that I'm not
7 agreeing with that. But the question that I'm asking
8 is if I already know what's needed, why do I need the
9 inspection?

10 THE CHAIRPERSON: We don't have --

11 MR. BYRWA: Well, because we don't know.

12 MS. HOLMES: You all have it in your
13 paperwork from the last time that I had permits.

14 THE CHAIRPERSON: When did you have a permit?

15 MS. HOLMES: My building plan, the permits
16 that I had -- that I had pulled.

17 THE CHAIRPERSON: When did you have a
18 building permit?

19 MS. HOLMES: It's probably been two years
20 now.

21 THE CHAIRPERSON: Well, that permit's
22 expired.

23 MS. HOLMES: Well, I know the permit's
24 expired.

25 THE CHAIRPERSON: So --

1 MS. HOLMES: I get -- I acknowledge the fact
2 that the permit's expired.

3 THE CHAIRPERSON: What permit -- what permits
4 did you have --

5 MS. HOLMES: I had electrical, I had
6 plumbing, I had mechanical.

7 THE CHAIRPERSON: Did you have a building
8 permit?

9 MS. HOLMES: I also had a permit -- yes, I
10 did; I had a building permit for siding, I had a
11 building permit for drywall, for windows. That's what
12 I'm saying; everything over there. I had a building
13 permit for the roof. That's a brand new roof on the
14 house. The foundation is brand new because I had to
15 redo the foundation. They had to dig. You know, all
16 of that had been done. So that's what I meant by I
17 basically -- I already know what work and what
18 permits --

19 MR. BYRWA: And you're going to live in the
20 house here?

21 MS. HOLMES: Am I?

22 MR. BYRWA: Yeah.

23 MS. HOLMES: Yes, I plan on living in it with
24 my children.

25 MR. BYRWA: My suggestion would be that we

1 still postpone this until the July meeting and within
2 the next week, come in, make an appointment with the
3 supervisor of the Building Department.

4 MS. HOLMES: Okay.

5 MR. BYRWA: And possibly there could be some
6 kind of credit or adjustment worked out, rather than,
7 you know, double hitting you for all these permits.

8 MS. HOLMES: Right.

9 MR. BYRWA: But legally, they do expire after
10 six months.

11 MS. HOLMES: Yeah, I know.

12 MR. BYRWA: But maybe some kind of
13 consideration or credit can be given, you know, toward
14 that. But I would say that if, in the next week, you
15 can come in --

16 MS. HOLMES: Okay.

17 MR. BYRWA: -- and meet with our supervisor,
18 Mr. Bowdell.

19 MS. HOLMES: Uh-huh, I met him before.

20 MR. BYRWA: Yeah. And work out a plan of
21 attack on how you're going to bring this property back
22 up to code.

23 MS. HOLMES: Uh-huh.

24 MR. BYRWA: Generally, we would probably
25 still like a Property Maintenance Inspection and then

1 you may, depending on the severity or whatever, may get
2 some kind of credit for the trade permits that you
3 already obtained.

4 MS. HOLMES: Right.

5 MR. BYRWA: And I'm not sure but that would
6 be up to Mr. Bowdell.

7 MS. HOLMES: Well, I'll make sure by next
8 Wednesday, if not tomorrow, I'll come down, speak with
9 someone. I still have, like, all of my old files and,
10 like, as far as the permits, I do know because when I
11 was doing the work on them, they worked with me pretty
12 good, like if I needed an extension on the permit --

13 MR. BYRWA: Yeah.

14 MS. HOLMES: -- or whatever. I learned a lot
15 in the process.

16 MR. BYRWA: Well, it sounds like things are
17 pretty much done, too.

18 MS. HOLMES: Yeah.

19 MR. BYRWA: So you might not need another
20 permit for something that's already pretty much done.

21 MS. HOLMES: Yeah. Because when they went
22 under the crawl space --

23 MR. BYRWA: But I would say --

24 MS. HOLMES: -- and cut that copper, it
25 killed --

1 MR. BYRWA: I would say within the next week
2 at least line up that Property Maintenance and talk to
3 Mr. Bowdell.

4 MS. HOLMES: Okay.

5 MR. BYRWA: Okay?

6 MS. HOLMES: All right. Can I -- do you have
7 the correct address on me?

8 MR. KOLBE: I have 14295 Hess Road.

9 MS. HOLMES: Uh-huh, Holly, Michigan.

10 MR. KOLBE: Okay, Holly.

11 MS. HOLMES: 48 --

12 MR. KOLBE: 48442?

13 MS. HOLMES: Correct.

14 MR. KOLBE: Okay.

15 MS. HOLMES: And it's weird because normally
16 mail goes to 659, it's forwarded to my mom's and, like
17 I said, my uncle gave me this. Why he got one, I don't
18 know.

19 MR. KOLBE: They go to anyone who had any
20 type of interest or any name shows up anywhere. We
21 would rather hit a whole lot of people and let them
22 know what's going on. Again, you heard about it from
23 him.

24 MS. HOLMES: When I went to the house.

25 MR. KOLBE: We're trying to make sure

1 everyone knows because we're taking down the house.

2 MS. HOLMES: Okay. Thank you.

3 MR. KOLBE: 144 Brooklyn.

4 MR. BYRWA: Yeah, 144 West Brooklyn, our
5 recommendation is that this property stay on the
6 demolition list.

7 MR. McCLUSKY: What are you going to demo?
8 You told me to demo the house so I did.

9 MR. BYRWA: Oh. So I recommend that it be
10 removed. Being that the house has been removed and I
11 think we had all the permits -- working without a
12 permit.

13 THE CHAIRPERSON: There was no permit for the
14 demo.

15 MR. McCLUSKY: I was repairing water damage
16 at first until I found out that the bank sold me a home
17 that was already scheduled for demolition.

18 MR. BYRWA: Okay.

19 MR. McCLUSKY: And it wasn't put in the
20 seller's disclosure so I'm in the process of suing the
21 bank. But everything got put on hold last summer
22 because my 15-year-old daughter hung herself and I lost
23 interest in everything, including my company and
24 everything's been shut down. I have eight children.
25 This is the home that I bought. I was born and raised

1 in the City of Pontiac.

2 I'm going to turn this city back around so
3 people can stand tall and walk proud. I would like to
4 build the home at 144 West Brooklyn. All the materials
5 are in the yard. I was repairing water damage and fire
6 damage. I ordered new trusses because when I pulled
7 the plaster down, I discovered that the house had
8 caught on fire and that wasn't disclosed. There was
9 water damage and black mold and termite damage in the
10 foundation.

11 So I started thinking I could tear out some
12 floor joists and slide new ones in. When I found the
13 extent of the damage and the Building Inspector came
14 out, he said, "Look, just take it down. We'll work
15 with you on the permits." So I took it down. Two
16 weeks later, my daughter hung herself, everything went
17 on hold. And I know that that's not anyone else's
18 problem but until your fifteen-year-old daughter hangs
19 herself, you have no idea what I went through.

20 I'm getting everything back in order. My
21 wife, myself and my children have been homeless since,
22 staying with family and friends. I need to get this
23 home built. The materials are there.

24 MR. BYRWA: We need --

25 MR. McCLUSKY: The only --

1 MR. BYRWA: We need -- and just for the
2 record, I'm sorry to hear about your daughter.

3 MR. McCLUSKY: Thank you.

4 MR. BYRWA: And -- but from the City's
5 standpoint, we need you to present plans and apply for
6 a permit for what you're doing with that house. It
7 sounds like you have experience and you know how the
8 game is played.

9 MR. McCLUSKY: Just a little bit.

10 MR. BYRWA: And even though you're using the
11 existing foundation, we still need plans on -- on how
12 you're building that house and how far certain
13 structural members are expanding and what the on center
14 spacing is and if you're meeting the live loads and the
15 dead loads required by code. All that needs to be
16 verified with the City.

17 MR. McCLUSKY: I'm actually exceeding all of
18 them. But yes, I brought in the drawing. They told me
19 it wasn't good enough. I'm a general contractor. I
20 read blueprints. I build houses. I build commercial
21 buildings.

22 MR. BYRWA: Okay.

23 MR. McCLUSKY: I build furniture. I don't
24 draw. I -- I bought a program for the computer and --
25 well, my computer's broke now. It -- I had a

1 disagreement with it.

2 MR. BYRWA: You need to really --
3 unfortunately, you need to probably get with somebody
4 who knows something about some drawings. I'm not
5 saying --

6 MR. McCLUSKY: I can't afford an architect,
7 sir.

8 MR. BYRWA: Well, but you still need to --

9 MR. McCLUSKY: I have seven children to feed.
10 I just had surgery for a double hernia.

11 MR. BYRWA: But that's not an excuse, like
12 you draw like a blind four-year-old. You know, you
13 still have to find somebody to submit some plans and
14 that are understandable and --

15 MR. McCLUSKY: Yes, sir.

16 MR. BYRWA: -- that becomes an agreement that
17 you're going to build it in accordance with the
18 approved plans. So we need a record and you need a
19 record so everybody's on the same page of how things
20 are going to be built.

21 MR. McCLUSKY: Correct.

22 MR. BYRWA: So I would say, in this case
23 here, we could give you somewhere around 30 days to
24 round up somebody to submit some.

25 MR. McCLUSKY: A plan?

1 MR. BYRWA: Get some plans submitted and
2 approved.

3 MR. McCLUSKY: In that time, if I'm -- I'm
4 using the existing foundation. But it was only six
5 foot tall in the basement.

6 MR. BYRWA: Okay.

7 MR. McCLUSKY: I'm 6'2". So by the time I
8 drop down an I beam and some duct work, I can't walk.
9 I do want to raise the foundation by a couple of rows
10 to cinder block. So can I come in and pull a permit
11 for that? I've already taken -- and there was a cease
12 and desist order put on the property, because I was
13 told to clean up the -- I had the debris stacked up
14 from tearing it down, just the little bit that wouldn't
15 fit in the dumpster.

16 MR. BYRWA: Right.

17 MR. McCLUSKY: I started cleaning it up, then
18 there was an order placed on there to cease and desist
19 all work. I wasn't building anything, I was just
20 cleaning up.

21 MR. BYRWA: Right.

22 MR. BUD: That was -- I was the one that put
23 that cease and desist. It was more of a -- it was a
24 concern and a safety issue with the open basement.

25 MR. McCLUSKY: Right. It wasn't clear --

1 MR. BUD: Right.

2 MR. McCLUSKY: -- on there what it was for.

3 MR. BUD: No, you and your wife have both
4 been very good about getting back with me. I'm Rick.

5 MR. McCLUSKY: Yes.

6 MR. BUD: The one you talked to. We have
7 been going back and forth on cleaning up and things
8 like that.

9 MR. McCLUSKY: Good to meet you, sir.

10 MR. BUD: Yeah. I mean, you've been great to
11 work with. I explained to him about we needed a snow
12 fence or something around that basement.

13 MR. McCLUSKY: And it was done that day.

14 MR. BUD: And it was done that day or the
15 next day. So they have been very good to work with.

16 MR. McCLUSKY: And they came by and stole my
17 T post. Half my lumber's missing.

18 MR. BYRWA: At any rate, if you want to
19 proceed, we still need a permit and we need a plan of
20 what you're doing. If you want to apply for a separate
21 permit for foundation only or whatever, we'd still need
22 a plan of what you're using. You might want to -- and
23 I don't know if you're just generically referring to
24 cinder block. But usually, if it's in a foundation or
25 a structural capacity, it would be a concrete block

1 that carries more of a structural rating than a cinder
2 block. But we might be just talking -- you might be
3 just saying cinder block as a generic --

4 MR. McCLUSKY: That's an 8 by 8.

5 MR. BYRWA: But at any rate, we would still
6 need some kind of plan of what kind of block you're
7 using or how high it's going up or how you're
8 reinforcing it or is it going to be solid or hollow
9 core or all that stuff.

10 MR. McCLUSKY: Yeah, it will be grout to
11 core. I know how to do all that.

12 MR. BYRWA: But you can apply for a separate
13 foundation only permit.

14 MR. McCLUSKY: Okay.

15 MR. BYRWA: And to get you going. And then
16 that would also, like I said, somewhere within the next
17 30 days, you need a -- some kind of drawing on -- some
18 kind of readability on how the house is being built
19 structurally.

20 MR. McCLUSKY: Yes.

21 MR. BYRWA: An "as built" drawing on what
22 your on center -- you're using roof trusses at 24 on
23 center and whatever else you're doing. You know, we
24 need just -- and usually wherever you -- even with the
25 trusses, wherever you buy those from, they'll give you

1 drawings on that, free, showing what the design loads
2 are, that they're designed to go 24 on center, how
3 they're designed to be braced. And that comes free of
4 charge, just with, you tell them the truss number or
5 what truss you used and they'll computer print out a
6 loading information and drawings on those trusses.

7 So that might help you out; if you can't
8 draw, the manufacturer you're -- whoever you bought the
9 materials from will provide that information free.

10 MR. McCLUSKY: I do have the truss drawing
11 but I ordered it specifically to what was at the
12 existing home.

13 MR. BYRWA: Okay.

14 MR. McCLUSKY: And because now the new City
15 ordinances for -- the State code is for the high heel
16 trusses for 12 inches of insulation at the wall, which
17 no contractor out there agrees with because if you're
18 not doing it throughout the wall and the ceiling,
19 there's no sense in doing it at the wall. But seeing
20 as how they're not high heel trusses that I ordered and
21 I ordered them to match what was existing, based on I
22 can't use them, you guys did. So I got a set of
23 trusses sitting in my yard --

24 MR. BYRWA: Unfortunately, we don't make the
25 rules. We just get the unpleasant task of letting you

1 know what they are and whether we agree with them or
2 not.

3 MR. McCLUSKY: It was a very unpleasant one,
4 it was.

5 MR. BYRWA: Yeah.

6 MR. McCLUSKY: But if I do get a drawing --
7 I'm working on it. I'm trying to find someone that can
8 do more of an actual blueprint than what I did.

9 MR. BYRWA: Right.

10 MR. McCLUSKY: Because I went out and bought
11 a \$100 program.

12 MR. BYRWA: Okay.

13 MR. McCLUSKY: And put it in my computer.
14 And I'm trying to find someone to do this for me.

15 MR. BYRWA: Yeah.

16 MR. McCLUSKY: As far as showing good faith,
17 I put that snow fence up right after Mr. Bud says that
18 that's what needed to be done, I put it up. I had the
19 foundation surrounded in brand new plywood with
20 two-by-fours down the poured block.

21 MR. BYRWA: Yeah.

22 MR. McCLUSKY: And one screw on the top of
23 each corner. They stole it. If I don't get this house
24 built, I'm not going to have any material left.

25 MR. BYRWA: At any rate, I don't have a

1 problem with you going with applying for a foundation
2 only permit. But like I said, you would need
3 documentation and drawings, again, on -- on how you're
4 building it, how many courses you're coming up, how
5 you're reinforcing it and all those things that a plan
6 reviewer would need in order for you to build it to
7 code.

8 MR. McCLUSKY: Correct.

9 MR. BYRWA: You should probably be showing
10 your foundation anchorage on how you anchor the house
11 to the foundation and how you're going to have some
12 integrity on re-barring that maybe to the existing
13 foundation. But all that should be shown on some kind
14 of drawing and then you would build it according to the
15 drawing. You know how the game goes.

16 MR. McCLUSKY: Okay, sir.

17 MR. BYRWA: Yep.

18 MR. McCLUSKY: And it would show with good
19 faith that I'm moving forward with everything.

20 MR. BYRWA: Right. Very good.

21 MR. BUD: On those trusses, truss companies
22 have their own engineers. You might want to contact
23 someone and see if they have some sort of a cheap fixed
24 stamp of some sort.

25 MR. BYRWA: Well, he has the truss drawings.

1 MR. McCLUSKY: The high heel part.

2 MR. BYRWA: But they're not going to do
3 drawings of the interior floor plan.

4 MR. BUD: No, I understand that.

5 MR. BYRWA: Yeah.

6 MR. McCLUSKY: None of you guys are
7 architects?

8 MR. BYRWA: No, no.

9 MR. McCLUSKY: Nobody?

10 MR. BOLEK: You might want to check with some
11 of the local community colleges.

12 MR. KOLBE: Uh-huh.

13 MR. McCLUSKY: Yeah?

14 MR. BOLEK: Where you can sometimes get the
15 kids to do one as one of their projects.

16 MR. McCLUSKY: You know what? I have a lot
17 of kids and most of them are a little bit more computer
18 savvy than me. So maybe I should have let one of them
19 do it. I busted my laptop. Don't put that in there.

20 MS. PIETILA: You didn't throw it away?

21 MR. McCLUSKY: Yes, I did throw it away.

22 THE CHAIRPERSON: So hold it until the next
23 meeting.

24 MR. BYRWA: Yeah, hold it over until the next
25 meeting.

1 THE CHAIRPERSON: Okay.

2 MR. BYRWA: And then he'll come in and apply
3 for a foundation only permit to get you going. And
4 hopefully you'll have a halfway decent drawing on what
5 you're doing with the foundation, how many courses of
6 block you're coming up and everything.

7 MR. McCLUSKY: Yes, sir. Do you have any
8 idea how much that foundation drawing is?

9 MR. BYRWA: You know, it's based on the cost
10 of the job.

11 MR. KOLBE: Yep. You would have to tell me
12 how much you think it's going to cost, labor and
13 material before I could --

14 MR. McCLUSKY: \$582.64.

15 MR. KOLBE: It would be \$225 -- or \$125.

16 MR. McCLUSKY: That's almost as much as the
17 cinder blocks. I'll be seeing you soon. I've got to
18 go out and make some money so I can come give it to you
19 guys.

20 THE CHAIRPERSON: All right. Thank you very
21 much.

22 MR. McCLUSKY: Are we -- we're okay?

23 THE CHAIRPERSON: Yeah.

24 MR. McCLUSKY: Thank you. You gentleman have
25 a good evening.

1 MR. KOLBE: This is a word of caution. When
2 you open that building permit for the foundation, you
3 can then do the rest -- the structural on that, if you
4 haven't closed out the foundation permit.

5 MR. McCLUSKY: If I haven't closed out?

6 MR. KOLBE: Correct, you have not closed it
7 out, you can just build the rest of the house adding to
8 that original permit. So you wouldn't have to pay the
9 processing fee, et cetera on there. So we'll talk to
10 you when you get in.

11 MR. McCLUSKY: Thank you.

12 MR. BYRWA: Wear a helmet when you ride.

13 MS. PIETILA: What's your address?

14 MR. McCLUSKY: On the freeway, I do.

15 I'm sorry?

16 MS. PIETILA: What's the address?

17 MR. McCLUSKY: Brooklyn.

18 MS. PIETILA: Brooklyn.

19 MR. McCLUSKY: Why, you're coming to steal
20 more material?

21 MS. PIETILA: No, I'm one of the
22 Councilpersons and I'm just wondering.

23 MR. McCLUSKY: I was going to say, I got one
24 of my club brothers staying in the garage now so you
25 might not want to go there and try to take any more.

1 MS. PIETILA: No, we were in a subcommittee
2 meeting.

3 THE CHAIRPERSON: 78 Hudson. Your name,
4 please.

5 MS. MARTIN-LEVIER: Crystal Martin-Levier.

6 MR. PRATER: Ronnie Prater.

7 THE CHAIRPERSON: Okay. 78 Hudson Avenue,
8 the recommendation is that the property stay on our
9 demolition list. It was posted March 27th, 2013 and
10 set for hearing on today's date. Some of the -- it
11 says that it's evidence of an attractive nuisance,
12 there's debris, the roof is in bad shape, maybe
13 somebody living in the house, fresh garbage and cans.
14 Is there somebody living at the property?

15 MR. PRATER: I am.

16 MS. MARTIN-LEVIER: There is someone living
17 at the property. The owner of the property is living
18 at the property. We've never had any notice that the
19 house is scheduled for demolition. There's nothing
20 wrong with the house except it needs, like, four
21 windows on it. There's no trash, there's no debris
22 outside the house. It was some trash in the trash can.
23 There's nothing wrong with the roof. There's nothing
24 wrong with the inside. The problem is they thought the
25 property was unoccupied.

1 Because I own several properties. I own
2 several properties to help hopeless people. Since the
3 City kept saying that I had to charge rent, which I
4 wasn't going to charge homeless people, I quitclaimed
5 the deeds over to the people that were living in the
6 property. There's nothing wrong with the property
7 whatsoever. It needs a couple of windows, that's it.

8 MR. BYRWA: What -- we got photographs,
9 showing that it's boarded on the second floor and the
10 front porch is boarded.

11 MS. MARTIN-LEVIER: There is one --

12 MR. BYRWA: There is garbage and debris
13 throughout the back of the property.

14 MS. MARTIN-LEVIER: No.

15 MS. PRATER: That's next door.

16 MR. PRATER: That's next door.

17 MS. MARTIN-LEVIER: That's the house next
18 door, that's not our house. That is not our house.

19 MR. BYRWA: It says that the windows are
20 covered with black plastic bags.

21 MS. MARTIN-LEVIER: No. That black plastic
22 bag is over a window. It's in the backyard. There is
23 a window. It's a black bag so the people couldn't come
24 through the back of the house.

25 MR. BYRWA: We have a record that our Federal

1 programs boarded up the property.

2 MS. MARTIN-LEVIER: The Federal program did
3 not board up that property. They boarded up my other
4 property, which is 150 Hudson. Two different
5 properties. Okay. They keep getting all my properties
6 mixed up. 150 Hudson still hasn't -- hasn't went to
7 inspection. 78 Hudson was never boarded by the Federal
8 property (sic). 78 -- 150 Hudson was boarded up
9 because the back door was open. They boarded up the
10 entire house and charged me \$1,880 for one board that
11 they needed to put up but they boarded up the whole
12 house and gutted out all my windows and broke every
13 window in 150 Hudson.

14 78 was not done by the Federal people, that
15 was done by us with the boards that I took off from
16 150 Hudson.

17 MR. BYRWA: Okay. So you're not living in
18 the house?

19 MS. MARTIN-LEVIER: I'm not living in the
20 house, the homeless people that were, like, in the
21 house were living in the house. That's what I was
22 trying to explain to the City. I bought the house for
23 homeless youths so they could have a place to stay and
24 live. Okay? So what I did was let them live in the
25 house until they can get themselves on their feet.

1 Since the City kept bugging me, I went ahead
2 and quitclaimed the deed over to the homeless youths.
3 They own the house.

4 MR. BYRWA: Our records indicate that a
5 Crystal Martin --

6 MS. MARTIN-LEVIER: That is me.

7 MR. BYRWA: Okay.

8 MS. MARTIN-LEVIER: But Oakland County and
9 Pontiac don't talk to each other. This was registered
10 March the 3rd. I have the documentation in my hand.
11 This has happened before with Oakland County and
12 Pontiac; they don't talk.

13 THE CHAIRPERSON: So you no longer own the
14 house?

15 MS. MARTIN-LEVIER: No. This is one of the
16 owners of the house, one of the owners of the house,
17 one of the homeless youths that I gave the house to.
18 There is nothing wrong with that house but it needs
19 some windows. Other than that, there's nothing wrong
20 with the house.

21 MR. BYRWA: Well, our records indicate that
22 it was boarded by Federal programs and that there's a
23 windows issue, that the roof was in bad shape and, at
24 minimum, I would say that the City needs a "look see"
25 to make sure that it is up to code and it meets the

1 minimum standards of our Property Maintenance Code.

2 And therefore I would recommend that you still obtain a
3 Property Maintenance Inspection. And if no permits are
4 needed and it's in good shape and up to code, then that
5 will all come out in the wash.

6 MS. MARTIN-LEVIER: But if it's occupied by
7 the owner, by the owners, not me, okay, why does the
8 City come out and say -- so any house, they can go to
9 my other house that I live in and just say, "Okay. We
10 decided that your house is not up to code"?

11 MR. BYRWA: No. On this one here, there's
12 been a history. There's been a board-up by our Federal
13 programs it says here, there's a history of problematic
14 issues with the house.

15 MS. MARTIN-LEVIER: That young man right
16 there on the end, he knows me. I'm in his office every
17 month, every two months. 78 Hudson has never had a
18 problem, I've asked them hundreds of times about my
19 properties that I own, several properties, not just
20 78 Hudson. 86 Forest, 150 Hudson, 367 Pike Street, all
21 the properties that I own, I always keep up with. If
22 anything was wrong with that, they should have been
23 told me that. I have not been informed one time.

24 MR. BYRWA: Well, if it's in as good shape as
25 you state --

1 MS. MARTIN-LEVIER: But then I would have
2 to --

3 MR. BYRWA: -- it's in, then there's not
4 any --

5 MS. MARTIN-LEVIER: -- pay. Why am I having
6 to pay when it's in good shape?

7 MR. BYRWA: Well, because of all this
8 documentation of issues with the property.

9 MS. MARTIN-LEVIER: You don't have
10 documentation of issues. If you have, you've never
11 told the owner. If you had a problem with my
12 properties, you are supposed to send the owner a
13 notice.

14 MR. BYRWA: It says debris, roof's in bad
15 shape, all windows covered with black plastic, boarded
16 by Federal programs. There's just issues with the
17 house here.

18 MS. MARTIN-LEVIER: If the windows were
19 covered with black plastic, how would it be boarded by
20 the Federal program? If it had debris and trash and
21 all of that stuff in it, I would have got a ticket.
22 Every time one of my yards has debris in it, you write
23 me a ticket. I have never received not one complaint
24 from 78 Hudson and I'm in the City every month.

25 THE CHAIRPERSON: Is this the house?

1 MS. MARTIN-LEVIER: That is the house. If --
2 there is no black bag in front of that house.

3 THE CHAIRPERSON: Well, I see a boarded-up
4 window upstairs.

5 MS. MARTIN-LEVIER: Yes, that's the attic up
6 here and one window is boarded.

7 THE CHAIRPERSON: Right here?

8 MS. MARTIN-LEVIER: Yes, that one window is
9 boarded.

10 THE CHAIRPERSON: That's the second floor.

11 MS. MARTIN-LEVIER: I know that one window.
12 I told you only three windows --

13 THE CHAIRPERSON: Is that a bedroom?

14 MS. MARTIN-LEVIER: That is a bedroom and it
15 needs a window. That's what I told you.

16 THE CHAIRPERSON: Well, it does.

17 MS. MARTIN-LEVIER: Right.

18 THE CHAIRPERSON: And not having a window is
19 a violation of the Building Code.

20 MS. MARTIN-LEVIER: Right.

21 THE CHAIRPERSON: Because you need the window
22 for safety.

23 MS. MARTIN-LEVIER: And usually you would
24 write a ticket and say you're in violation of such and
25 such.

1 THE CHAIRPERSON: Well, and that's the
2 purpose of the Property Maintenance Inspection.

3 MS. MARTIN-LEVIER: No, that's \$200.

4 THE CHAIRPERSON: So --

5 MS. MARTIN-LEVIER: A ticket, you give me 7
6 days. When you write a ticket, you say that the ticket
7 is going to cost me such and such if I don't do it in 7
8 days or 14 days.

9 THE CHAIRPERSON: Why isn't -- why don't you
10 just -- replacing a window is a maintenance issue. Why
11 don't you replace the window?

12 MS. MARTIN-LEVIER: Because we were going
13 through the OSHA program to have it winterized. And
14 OSHA people will do that and the kids don't have to pay
15 for it; that's why. The OSHA program, they're
16 winterizing houses on a grant right now. Okay? Those
17 kids had got all the information because they don't
18 have enough money to go do it themselves. All right?
19 And that's -- that's where we're at with that.

20 MR. BYRWA: And we're just as concerned about
21 it being safe for them as you are.

22 MS. MARTIN-LEVIER: Yeah. But I'm paying
23 this \$200 for it being safe? \$1,880, they took every
24 window and door out of my other house, when it was
25 only -- the inspector that worked with him said, "Oh,

1 your back door was open so we boarded up every window
2 and you have to pay \$1,880."

3 THE CHAIRPERSON: Let's talk about this
4 property, let's not talk about other properties.

5 MS. MARTIN-LEVIER: Let's go with this
6 property. I have not got one notice on this property,
7 not one notice. And now, all of sudden, when I'm
8 finishing up the other property, the 150 that I've been
9 harassed for every week for, for the past two years,
10 now that I'm finishing it up, now, all of a sudden,
11 78 Hudson has a notice on it. That's -- that's really
12 strange. That doesn't even coincide with what's going
13 on.

14 All the work and money that I put into those
15 houses for homeless people and now I got to go another
16 step, pay \$200 for them because they don't have the
17 \$200. I'm trying to help youths out. I'm trying to
18 make sure these properties are occupied in Pontiac for
19 us to have a better city. But instead, I get a \$200
20 notice. Why didn't you give me a ticket like you
21 normally do and say, "Hey, you got 30 days to have this
22 done"?

23 Boom, I would have had that done if I had to.
24 But then now \$200 plus the window will have to get
25 fixed, plus I'll have to go do other stuff. That

1 doesn't make any sense to me. Okay? And it doesn't
2 seem right.

3 THE CHAIRPERSON: When can the window get
4 replaced? You've applied to a program for --

5 MS. MARTIN-LEVIER: For the OSHA program.

6 THE CHAIRPERSON: -- a grant program; is that
7 correct?

8 MS. MARTIN-LEVIER: Right. And as soon as
9 they get with us, then I can get with you. I can have
10 them call you tomorrow.

11 THE CHAIRPERSON: When did you apply for
12 that?

13 MS. MARTIN-LEVIER: We just -- March the 3rd
14 is when I --

15 THE CHAIRPERSON: Okay.

16 MS. MARTIN-LEVIER: -- signed this over. A
17 week or so after that, we went to OSHA.

18 THE CHAIRPERSON: Sir, how long have you been
19 living in the house?

20 MR. PRATER: Probably about three and a half,
21 four months.

22 THE CHAIRPERSON: Okay. How long has the
23 window been boarded, since you moved in?

24 MS. MARTIN-LEVIER: At first the window
25 wasn't boarded up. It was broke into like everybody

1 else's house because they didn't know somebody was
2 living in this property.

3 THE CHAIRPERSON: Okay. And you just -- you
4 just applied for the grant?

5 MS. MARTIN-LEVIER: March -- a month or so
6 after this or 20 days, whatever date this is, we went
7 through the OSHA program. We have an appointment with
8 them. They're going to decide what they can get for
9 one winterization from the grant. That gives you
10 \$10,000. It's windows -- I already know what it is.
11 But it's windows, it's insulation, it's whatever they
12 choose that they want for \$10,000.

13 And I don't see why I have to pay \$200. That
14 doesn't make any sense to me whatsoever.

15 MR. BYRWA: Well, I would say, you know, on
16 this here, our concern is that the property's safe and
17 that it's being maintained properly. All right? And
18 it --

19 MS. MARTIN-LEVIER: So any property --

20 MR. BYRWA: It almost has the appearance --

21 MS. MARTIN-LEVIER: Any property --

22 MR. BYRWA: -- that you gave it to somebody
23 because you didn't want the City inspecting it.

24 MS. MARTIN-LEVIER: No. If that was the
25 case --

1 MR. BYRWA: But at any rate --

2 MS. MARTIN-LEVIER: -- I wouldn't have March
3 the 3rd on it --

4 MR. BYRWA: -- I would suggest --

5 MS. MARTIN-LEVIER: You kept trying to charge
6 me rental stuff and I'm not renting out these
7 properties.

8 MR. BYRWA: Let me suggest that you come in
9 and talk to the supervisor, Mr. Bowdell, and possibly
10 there could be some kind of consideration on the
11 property maintenance but still allow some kind of
12 safety inspection of the property.

13 MS. MARTIN-LEVIER: I don't have a problem
14 with having a meeting with Mr. Bowdell or anybody else.
15 But every time I try to set up a meeting, I've called
16 that office a hundred times, come in physically a
17 hundred times and asked somebody to call me for
18 meetings for all of my properties, not just that one
19 property, nobody ever gets back with me.

20 The guy that's sitting next to you, one time
21 me and you had an issue with a house, the \$1,880 that
22 I'm paying for 180 Hudson. You right there with the
23 glasses. Joe, I called you directly. And you --
24 whatever your name is --

25 THE CHAIRPERSON: Let's --

1 MS. MARTIN-LEVIER: -- he pointed me out to
2 the other guy that works in the office that's not there
3 anymore. Well, I haven't seen him, the big guy that's
4 in the office. And we all had a meeting about the
5 \$1,880 grant for one door being busted that I had to
6 pay for, \$1,880. Yes, you did. I have the --

7 THE CHAIRPERSON: Can we just stay on the
8 house here at hand. Because we're not here to discuss
9 the others. If she's no longer the owner --

10 MR. BYRWA: Well, I would still recommend
11 that a safety inspection be performed by the Building
12 Department and that she come in and arrange for --
13 based on the past history of the property.

14 MS. MARTIN-LEVIER: But it's no past history.
15 You haven't given me any notice; that's what my point
16 is. Past history is when you write somebody a notice,
17 you send somebody a letter. Past history is not just
18 somebody, "Okay, today we're going to write" --

19 MR. BYRWA: Well, these things didn't happen
20 overnight with the windows and all these things and
21 stuff.

22 MS. MARTIN-LEVIER: Those things didn't
23 happen overnight but the point is you didn't notify the
24 owner. At that time, I was the owner. I have the
25 right to be notified.

1 MR. BYRWA: And that's part of the process of
2 performing a safety inspection; to give you notice. We
3 don't expect that you have a magic wand or anything --

4 MS. MARTIN-LEVIER: I have to pay \$200
5 because --

6 MR. BYRWA: But to make sure it's safe --

7 MS. MARTIN-LEVIER: And one of my other
8 properties --

9 MR. BYRWA: -- and it's up to code.

10 MS. MARTIN-LEVIER: I'm being harassed by the
11 City and I'm tired of this, now. I have five
12 properties for homeless people, they're not for me.
13 I'm trying to help people out in Pontiac, I'm not
14 trying to take. So if you want me to have a meeting
15 with Mr. Bowdell, I'll have a meeting with him.

16 But I'm not going to just go rush and pay
17 \$200. There's no sense in that. Yes, you seen that
18 upstairs window; that's all you seen. There's nothing
19 else on there. They didn't even have a picture of the
20 other houses that they put the other stuff on. You got
21 a picture of it, it shows the roof is not messed up on
22 that house. It show -- also shows that there's no
23 debris in the yard of that picture that you have of the
24 house.

25 THE CHAIRPERSON: Are -- are you agreeable

1 to, within 7 days, arrange a meeting with Mr. Bowdell,
2 who's the building official, to discuss the matter and
3 schedule a safety inspection on the home and the fee to
4 be charged will be determined or waived by Mr. Bowdell?

5 MS. MARTIN-LEVIER: I'll agree to talk to
6 Mr. Bowdell and have a meeting with him; I have no
7 problem with that.

8 THE CHAIRPERSON: Okay. And --

9 MR. BYRWA: That would be the recommendation.

10 THE CHAIRPERSON: That -- okay.

11 MR. BYRWA: With the intent of a safety
12 inspection.

13 THE CHAIRPERSON: Yeah. The intent is to
14 conduct a safety inspection. Look, we don't want
15 somebody living in a bedroom with a boarded-up window
16 and there's a fire and you can't get out. There's --
17 you know, we're -- I know there's -- we've got a money
18 issue here, you're trying to help somebody and we --
19 that's understood. But we want to make sure people are
20 safe, too.

21 MR. BYRWA: And then --

22 THE CHAIRPERSON: Okay. So --

23 MR. BYRWA: Excuse me. We're going to want
24 her to bring in the owner of the property, too, on this
25 deal here now.

1 MS. MARTIN-LEVIER: The owners will be there,
2 all four of them.

3 MR. BYRWA: Good.

4 MS. MARTIN-LEVIER: All four of the young men
5 who were homeless will be there with me.

6 MR. BYRWA: Great.

7 MS. MARTIN-LEVIER: So who do I call; do I
8 need a contact number or just call the regular City
9 number?

10 MR. KOLBE: Call the City number and we'll
11 make arrangements when Jeff is actually going to be in.

12 MS. MARTIN-LEVIER: I'll handle Mr. Bowdell.
13 I'm tired now. Every time I try to help people, the
14 City is trying to take away from people. I will be
15 talking to Mr. Bowdell.

16 MR. BYRWA: Thank you.

17 MS. MARTIN-LEVIER: Even though I'm not the
18 owner of the property anymore.

19 MS. PIETILA: Excuse me. Councilwoman
20 Pietila. I have a question. Why are we discussing the
21 condition of a home and the status with somebody who is
22 not the owner of the home?

23 MR. BYRWA: Well, and that's why we required
24 that they bring in the owner of the property to that
25 home. She knows all the back history and all the

1 issues and if she's -- you're right; if she's no longer
2 the owner, then the issue is really with the new owner
3 of the property. So Mr. Bowdell can go over that
4 documentation on some kind of quitclaim deed that she
5 claims she has and he would have the right to waive any
6 kind of fee.

7 And my recommendation is that we still do a
8 safety inspection of the property, with or without a
9 fee, and make sure that it's safe for anybody occupying
10 the premises.

11 MS. PIETILA: There's a phrase that I hear
12 from Jeff constantly, Mr. Bowdell, when I go to his
13 office and I have a concern. It's a situation of a
14 buyer beware. The young woman had the opportunity to
15 explain to the young man. The young man should have
16 known about it. I believe we -- that should have been
17 something discussed with the young man, not with the
18 young woman. And I just want to go on record saying
19 that --

20 MR. BYRWA: Right.

21 MS. PIETILA: -- in the future --

22 MR. BYRWA: You're right, it's the owner of
23 the property who's legally responsible for the
24 property, you're absolutely correct.

25 MS. PIETILA: Correct. So why are -- I mean,

1 you guys are here and you want to get out, I understand
2 that. But we're holding up other people so we can
3 debate it with a former owner?

4 THE CHAIRPERSON: If I may, ma'am.

5 MS. PIETILA: Uh-huh.

6 THE CHAIRPERSON: The paperwork I have in
7 front of me shows the woman as the property owner. So
8 until she walks in here and waives a piece of paper
9 that I haven't examined, I don't know her not to be the
10 owner.

11 MS. PIETILA: Then maybe we should have asked
12 her to see it when she said she has a quitclaim in her
13 hand that gives it to them.

14 THE CHAIRPERSON: Yeah. And we don't know if
15 that property -- in all honesty, if that property was
16 quitclaimed to somebody who also signed a quitclaim
17 deed back to her that just hasn't been recorded yet.
18 So she could still be the -- the true legal owner of
19 that property, she's just using the homeless owner as a
20 cover.

21 So we -- and I'm not saying that's what
22 happened but it could. So it's best if it's put in the
23 hands of Mr. Bowdell and moved away from us because we
24 don't have the ability to -- to do all that research at
25 a hearing here today.

1 MS. PIETILA: Then if you're going to do
2 that, in the long -- I mean in the end, maybe you
3 should do that in the beginning.

4 THE CHAIRPERSON: Well, I think that's
5 what --

6 MR. BYRWA: Well, we can only go by what the
7 tax records show on the day that we --

8 MS. PIETILA: And I know the tax records
9 because I do communicate with Sue Kidd from the
10 Register of Deeds. They're updated every day.

11 MR. BYRWA: Yeah.

12 MS. PIETILA: All day long. So I would just
13 ask that you be more mindful when we have other
14 citizens here. If they want to debate with you the
15 ownership, you need to talk to the owner or you refer
16 them, to begin with, over to Jeff Bowdell.

17 MR. BYRWA: Great.

18 MS. PIETILA: Thank you.

19 THE CHAIRPERSON: I think we have one more.
20 Thank you for your patience.

21 MS. PIETILA: Uh-huh.

22 MR. BYRWA: 871 North Perry Street. And it's
23 recommended that it stay on the demolition list.
24 However, a Property Maintenance Inspection was
25 conducted last October, October 25th, 2012, and it

1 expired January 23rd, 2013. Apparently, there was no
2 permits ever pulled, it said that a building, plumbing,
3 mechanical and electrical were needed and nothing was
4 done.

5 The property is open to trespassing, siding
6 being stripped, dumping of junk, rotted porch, chimney
7 is unsafe, aluminum siding being removed. For those
8 reasons, we recommend that it go to our --

9 MS. ROBINSON: Okay. With all due respect,
10 the home, to my knowledge, was never put on -- I'm the
11 owner, Theresa Robinson -- put on the demo list. My
12 husband was supposed to be doing the repairs when I was
13 last here at the hearing prior to this one. My husband
14 had suffered severe burns in January when he started
15 working on the home.

16 MR. BYRWA: Okay.

17 MS. ROBINSON: And we didn't have this list
18 of repairs because, when I was before the Board --

19 MR. BYRWA: Okay. We had notification sent
20 out June 1st of 2012, June 29th, 2012 --

21 MS. ROBINSON: Sir --

22 MR. BYRWA: -- December 28th, 2012 and
23 3-28-2013.

24 MS. ROBINSON: With all due respect, when I
25 came before the Board, the list of repairs, the

1 gentleman who did the inspection, you guys didn't have
2 what was supposed to be done. He told me that I needed
3 to get a general home improvement permit. And so by
4 then my husband had been injured and I had to take him
5 to VA Hospital for burn treatment. And they said,
6 "Okay. Good luck." And I thought I had time for him
7 to heal.

8 We've been trying to keep the property up.
9 The house -- the porch is not rotted. You can come in
10 on the porch and come and go in the house. It has a
11 closed door on it. We try to go by almost every day or
12 every other day to make sure no one's been in the
13 house. It is locked up. We're working with --

14 MR. BYRWA: It's being used as, like, a dump.
15 The property is a dump.

16 MS. ROBINSON: Sir, if you drive by now,
17 there's a trailer on the property. We've cleared all
18 the garbage off of it. I personally, last month, raked
19 up all the yard waste. That's been towed away. There
20 is some tree limbs that were cut down by the power
21 company, we're having those cut up for firewood.

22 The chimney, there is no damage to the
23 fireplace.

24 MR. BYRWA: Our recommendation is still based
25 on that there's absolutely no permits obtained on the

1 property in the last -- well, since October of 2012
2 when there was a Property Maintenance Inspection
3 informing you to obtain a building, plumbing,
4 mechanical and electrical --

5 MS. ROBINSON: He didn't --

6 MR. BYRWA: And none of those were obtained.

7 MS. ROBINSON: He did not specifically tell
8 me that. He said a general building permit.

9 MR. BYRWA: Well, at any rate, our
10 recommendation --

11 MS. ROBINSON: And this --

12 MR. BYRWA: -- based on the four
13 notifications in the past --

14 MS. ROBINSON: When I came in today --

15 MR. BYRWA: -- and the lack of pulling
16 permits, our recommendation is that it advance to the
17 Board of Appeals. And you'll have the opportunity and
18 you'll be notified --

19 MS. ROBINSON: Sir, could you tell me that
20 they put it on the demo list? Because when I was here
21 before you, no one said it was on the demo list.

22 MR. BYRWA: Well, there was four separate
23 occasions it was on the demolition list and a mailing
24 was done to a Theresa Robinson. Is that you?

25 MS. ROBINSON: That's me.

1 MR. BYRWA: Yeah. And four separate
2 occasions there was mailings and postings done on that
3 property.

4 MS. ROBINSON: I have come to the Board every
5 time I got a posting on the home. I've only been here
6 three times.

7 MR. BYRWA: Yeah. You know, in this case
8 here, your actions have consequence and inactions have
9 consequences. And based on your inaction --

10 MS. ROBINSON: When I -- I don't know
11 anything about home improvement.

12 MR. BYRWA: Our recommendation is to move it
13 to the --

14 MS. ROBINSON: So my husband who said, when I
15 was here before, that he wanted to do the work, he was
16 injured, he couldn't do it.

17 MR. BYRWA: Yeah, but --

18 MS. ROBINSON: So I came in.

19 MR. BYRWA: Yeah, but you said he was injured
20 later in the year. We sent a notification out back in
21 June of 2012 before he was injured. So I'm not here
22 to -- and it's unfortunate that he got injured and
23 stuff. But based on the track record established by my
24 paperwork, I have no recourse than to ship it on to
25 our -- our Board of Appeals, based on your inaction on

1 pulling permits and your four notifications before your
2 husband was injured and -- and the lack of permits.

3 MS. ROBINSON: We didn't come before the
4 Board four times before he was injured, sir. I've come
5 to every hearing that was posted on the home. I've
6 never ignored a posting.

7 MR. BYRWA: Yeah, but you ignored the pulling
8 of the permits.

9 THE CHAIRPERSON: What is your intent with
10 the house? It's been --

11 MS. ROBINSON: My husband, myself and my
12 granddaughter are going to live in the home.

13 THE CHAIRPERSON: Okay.

14 MS. ROBINSON: I have, since he was injured,
15 tried to get out and I've got a contractor who's going
16 to work with us. I've went to the Home Expo they had
17 over in Auburn Hills and we're having a meeting with
18 the company to do the basement work, the wall. And
19 we're -- we're making -- I'm making the contacts.
20 That's all I can do; I don't know how to do these
21 repairs.

22 THE CHAIRPERSON: Uh-huh. But you don't have
23 anybody under contract at this time?

24 MS. ROBINSON: No, I -- I have someone who
25 will do the work. He is a contractor. He works --

1 he's a contractor for Habitat for Humanity.

2 THE CHAIRPERSON: Uh-huh.

3 MS. ROBINSON: So it took me some time to get
4 with people.

5 THE CHAIRPERSON: And when will you actually
6 hire somebody to do the work?

7 MS. ROBINSON: I was hoping to meet with them
8 over the weekend when I'm not working. I work a
9 full-time midnight job and I have a part-time day job,
10 10:00 to 2:00.

11 THE CHAIRPERSON: Well, this is --

12 MS. ROBINSON: I get off of my part-time job
13 and pick up my granddaughter and I take care of her
14 until I go to bed at 6:00. I get up at 10:15 and go
15 back to work. That doesn't leave me a lot of time to
16 meet with people. Every other week I work every day
17 but Thursday. And I sleep on Thursday.

18 MR. BYRWA: Okay. Our Board of Appeals meets
19 on May 15th, in a little over a month. And if you
20 obtain the necessary permits by that date, my
21 recommendation to the Board of Appeals would be to
22 cancel or suspend the demolition here. But, should you
23 not obtain the necessary permits within the next 30
24 days before that meeting, it's -- it's going to stay on
25 the list for that meeting and the recommendation will

1 be to carry on with the demolition.

2 MS. ROBINSON: Okay.

3 MR. BYRWA: So you'll have 30 days to obtain
4 building, plumbing, mechanical and electrical permits.
5 And should you --

6 MS. ROBINSON: Well, we have electrical at
7 the house.

8 MR. BYRWA: Yeah, but there's probably a
9 concern that --

10 MS. ROBINSON: When the gentleman came
11 through the house, he said we have to bring it up to
12 current new building codes of having an outlet on every
13 wall. That's probably what he was saying, the
14 electrical issue, because each room has, like, two
15 outlets.

16 MR. BYRWA: Okay. But at any rate, anytime
17 you run any new outlets or switches, it kicks in an
18 electrical permit.

19 MS. ROBINSON: Uh-huh.

20 MR. BYRWA: But at any rate, should you
21 default and not pull any of those four permits, it's
22 going to go through the process and stay -- right now,
23 it's going to stay on the demolition list and be
24 referred to the Board of Appeals. And if you pull the
25 necessary permits, my recommendation to the Board of

1 Appeals will be to back off, because you're --

2 MS. ROBINSON: I just have one more question.
3 When I went down and tried to pull the permits this
4 afternoon or before the meeting, the lady was saying,
5 well, I had to be more -- like drywall, how much
6 drywall do I need? I don't know how much drywall I
7 need. I would have to do it room by room. So that
8 makes it real hard to say --

9 MR. BYRWA: Well, you should get with
10 whomever doing it. And normally somebody that does
11 drywall, they charge you by the square foot or sheet.

12 MS. ROBINSON: Every room doesn't need --

13 MR. BYRWA: You've got to have a plan.

14 MS. ROBINSON: We do.

15 MR. BYRWA: Yeah.

16 MS. ROBINSON: I've got, like, a plan for
17 Menard's for the kitchen for the cabinets and stuff
18 like that.

19 MR. BYRWA: Okay. So --

20 MS. ROBINSON: But --

21 MR. BYRWA: If you can pull the necessary
22 permits in the next 30 days before the Board of Appeals
23 meeting, then my recommendation would be to the Board
24 of Appeals to back off and you're making legitimate
25 progress on restoring the home. Should you default on

1 any of those four permits and not obtain them, then
2 my -- the recommendation to the Board would be to
3 continue with the demolition and tear down the house.

4 MS. ROBINSON: Now, you say with any -- you
5 know, some of these jobs are going to take longer than
6 others and I can't always pull all those permits
7 because --

8 MR. BYRWA: Normally, the permit is good for
9 six months. And if you're making reasonable progress,
10 it could be extended for longer than six months.

11 MS. ROBINSON: So my next question is when
12 you pull, like, a general -- because that's how he said
13 it, just a general remodeling permit.

14 MR. BYRWA: Or building, yeah.

15 MS. ROBINSON: That doesn't -- I still have
16 to have all the others?

17 THE CHAIRPERSON: You would still need what's
18 called trade permits, which are the mechanical,
19 electrical, plumbing.

20 MS. ROBINSON: Okay.

21 THE CHAIRPERSON: Yeah.

22 MS. ROBINSON: Because he had me thinking I
23 just needed the one.

24 MR. BYRWA: No, no. And if you don't have
25 the wherewithal to do it, it's going to stay on the

1 demolition list and we're going to proceed on -- the
2 Board's going to rule on it being demolished.

3 MS. ROBINSON: Oh, no. Trust me, it will be
4 done.

5 MR. BYRWA: All right.

6 MS. ROBINSON: Because I have to move.

7 MR. BYRWA: Well, we'll look forward to
8 pulling all those four permits within the next 30 days.

9 MS. ROBINSON: Okay.

10 THE CHAIRPERSON: Thank you.

11 MS. ROBINSON: Thank you.

12 (A recess was taken from 6:51 p.m.
13 to 7:04 p.m.)

14 THE CHAIRPERSON: Reconvene.

15 MR. BYRWA: Okay. 69 East Ann Arbor. And
16 our recommendation is -- well, it was posted -- it
17 was -- notification was sent out 3-29 of '13 and
18 hearing date 4-10 of '13. And it's recommended for
19 demolition, based on debris, open to trespassing and
20 not being maintained.

21 MR. BUD: I remember being out there and
22 somebody was working on it.

23 MR. BYRWA: Is that the Ann Arbor?

24 Okay. 57 Augusta Avenue. And this property
25 was posted March 27th, 2013, with hearing date

1 4-10-2013. It's recommended that it be demolished,
2 resulting from it being unkempt, yard debris, the
3 interior was gutted, there's water damage, roof leaks,
4 broken windows and basement windows open, front windows
5 open. And it's recommended that it stay on the
6 demolition list for those reasons and be referred to
7 the Board of Appeals.

8 THE CHAIRPERSON: Now, do you want me to say
9 anything after you say that or not?

10 MR. BYRWA: Yeah, I guess, for the record,
11 that you can concur or you agree --

12 THE CHAIRPERSON: Agree.

13 MR. BYRWA: -- or whatever.

14 Okay. Number 95 Augusta Avenue, it was
15 posted March 27th, 2013, with hearing 4-10-2013. This
16 property consists of major fire damage to the second
17 floor with debris, rotted porch. And it's recommended
18 that it stay on the demolition list.

19 THE CHAIRPERSON: Agree.

20 MR. BYRWA: 106 Augusta Avenue. And this
21 property was posted the 27th of March, 2013 and with a
22 hearing April 10th, 2013. It's recommended that it
23 stay on the demolition list. Gas and electric meters
24 were removed, yard debris, the roof leaks, open doors,
25 boarded by Federal programs and severe water damage due

1 to the roof leaks. It's recommended that it stay on
2 the demolition list.

3 THE CHAIRPERSON: Agreed.

4 MR. BYRWA: 337 Baldwin Avenue. This
5 property was posted March 27th with hearing date
6 April 10th, 2013. And this property was boarded by
7 Federal programs. The front porch is rotted and
8 falling apart, gutters hanging off the house, dumping
9 and debris, garage open to trespassing with debris, gas
10 meter missing, loads of debris throughout the yard.
11 It's recommended that it stay on the demolition list.

12 THE CHAIRPERSON: Agreed.

13 MR. BYRWA: 345 Baldwin Avenue, property was
14 posted March 27th and with a hearing date of
15 April 10th, 2013. This property is recommended for
16 demolition based on the windows were missing, it was
17 boarded by Federal programs, debris throughout the
18 yard, rear windows missing. And it's recommended that
19 it stay on the demolition list.

20 THE CHAIRPERSON: Agreed.

21 MR. BYRWA: 149 Beach Street, posted
22 March 27th, 2013 with hearing April 10th, 2013. It's
23 recommended at this hearing that it stay on the
24 demolition list, based on the roof is in bad shape,
25 front and side doors are open, there's a shed that's

1 open, debris, squatters and vandals taking up on the
2 house, electric meter missing and in an extreme state
3 of disrepair with dumping. For those reasons, we'd
4 recommend that it stay on the demolition list.

5 THE CHAIRPERSON: Agreed.

6 MR. BYRWA: 166 Beach Street, posted
7 March 28th, 2013 with hearing date April 10th, 2013.
8 It's recommended that it stay on the demolition list.
9 The garage roof's falling apart, boarded by Federal
10 programs, siding being stripped, debris throughout the
11 yard. And for those reasons, we recommend that it stay
12 on the demolition list.

13 THE CHAIRPERSON: Agreed.

14 MR. BYRWA: 168 Beach Street, posted
15 March 28th, 2012 (sic), hearing date April 10th, 2013.
16 The posting date was also March of 2013. I misspoke.
17 I think I said 2012 but it's 2013 was the posting date
18 along with the hearing date of April 10th, 2013. Okay.
19 It's recommended that this house stay on the demolition
20 list. The porch is falling apart, soffits are falling
21 apart. There's no gas meter, windows are -- are
22 covered and there's debris throughout the property.
23 It's recommended that it stay on the demolition list.

24 THE CHAIRPERSON: Agreed.

25 MR. BYRWA: 36 Bennett Street, posted

1 March 27th, 2013, hearing date April 10th, 2013. It's
2 recommended that it stay on the demolition list.

3 THE CHAIRPERSON: Agreed.

4 MR. BYRWA: Yeah, the house was gutted and
5 debris and unoccupied.

6 58 East Beverly Avenue, posted March 28th,
7 2013, hearing date April 10th, 2013. The house is
8 unoccupied, debris, trash, unkempt, squatters, copper
9 being stripped, windows blocked from the inside,
10 unkempt. And for those reasons, we recommend that it
11 stay on the demolition list.

12 THE CHAIRPERSON: Agreed.

13 MR. BYRWA: 452 Broadway, posted 3-28-2013,
14 hearing date 4-10-2013. Recommended that it stay on
15 the demolition list. Siding is rotted, evidence of
16 squatters, shingles missing, extreme roof
17 deterioration, heavy leaks and the roof is falling off.
18 For those reasons, we'd recommend that it stay on the
19 demolition list.

20 THE CHAIRPERSON: Agreed.

21 MR. BYRWA: 141 West Colgate Avenue, posted
22 March 28th, 2013, hearing date 4-10-2013. It's
23 recommended that it stay on the demolition list. The
24 electric meter is missing, there's sewage in the
25 basement, debris inside and out, roof rotting, windows

1 are -- some of the windows are boarded, water leaking
2 inside, broken windows, basement and side windows
3 broken. For the lack of maintenance and the unkempt of
4 the house, we recommend that it stay on the demolition
5 list.

6 THE CHAIRPERSON: Agreed.

7 MR. BYRWA: 12 Cooper Street, posted
8 3-27-2013, hearing date 4-10-2013. This property was
9 boarded by Federal programs, is unkempt, debris and
10 grass, tall grass throughout the yard, windows are
11 broken out and it's unkempt, in a state of disrepair.
12 I recommend that it stay on the demolition list.

13 THE CHAIRPERSON: Agreed.

14 MR. BYRWA: 168 Eddy Court, posted March 27,
15 2013 with hearing date 4-10-2013. This property was
16 severe fire damaged, all doors and windows are missing,
17 siding being stripped and removed, rotted and
18 dilapidated structure, debris throughout the yard. And
19 it's recommended that it stay on the demolition list.

20 THE CHAIRPERSON: Agreed.

21 MR. BYRWA: 22, 2-2, Eddy Court, posted
22 March 27th, 2013, hearing date 4-10-2013. This
23 property, all doors and windows are broken and missing.
24 There's been a -- basement and first and second floor
25 windows missing, fire damage and vandalism, greatly

1 dilapidated, porch rotted, roof leaking. And it's
2 recommended that it stay on the demolition list.

3 THE CHAIRPERSON: Agreed.

4 MR. BYRWA: 12 Edison Street, posted
5 March 27th, 2013, hearing date 4-10-2013. This house
6 was boarded by Federal programs, front porch rotted and
7 falling down, unkempt. For those reasons, we recommend
8 that it stay on the demolition list.

9 THE CHAIRPERSON: Agreed.

10 MR. BYRWA: 134 Edison Street, posted
11 March 27th, 2013, hearing date 4-10-2013. All copper
12 in house is missing, unkempt garage, in a state of
13 disrepair and rotted, electric and gas meters missing,
14 debris throughout the house, squatters inside, rear
15 door missing. It's recommended that this house stay on
16 the demolition list.

17 THE CHAIRPERSON: Agreed.

18 MR. BYRWA: 135 Edison Street, posted
19 March 27th, 2013, hearing date 4-10-2013. House was
20 boarded by Federal programs. The gas meter's missing,
21 it's unkempt, vacant. And we recommend that it stay on
22 the demolition list.

23 THE CHAIRPERSON: Agreed.

24 MR. BYRWA: 140 Edison Street, posted
25 3-27-2013, hearing date 4-10-2013. This house was

1 boarded by Federal programs, it's unkempt, vacant, junk
2 and debris throughout the yard, gas meter missing.
3 Recommend that it stay on the demolition list.

4 THE CHAIRPERSON: Agreed.

5 MR. BYRWA: 794 Emerson, this property was
6 posted March 28th, 2013 with hearing date 4-10-2013.
7 Again, this property was boarded by Federal programs.
8 It's not being maintained. We recommend that it stay
9 on the demolition list.

10 THE CHAIRPERSON: Agreed.

11 MR. BYRWA: 495 First Avenue, property was
12 posted 3-28-2013 with hearing date 4-10-2013. The
13 house is open and accessible, interior being stripped,
14 the roof rotted, unkempt, debris, gas leak. I
15 recommend that it stay on the demolition list.

16 THE CHAIRPERSON: Agreed.

17 MR. BYRWA: 67 Forest Street, property was
18 posted 3-27-2013 with hearing date 4-10-2013. We got
19 rear windows and second-floor windows missing, siding
20 missing, holes in walls, windows broken, debris,
21 graffiti, rotted porch with no railings, debris
22 throughout the yard. Recommend that it stay on the
23 demolition list.

24 THE CHAIRPERSON: Agreed.

25 MR. BYRWA: 414 Fourth Avenue, property was

1 posted 3-28-2013 with hearing date 4-10-2013. Rear
2 door and basement windows are missing, property's
3 unkempt, copper being stripped from house. We
4 recommend that it stay on the demolition list.

5 THE CHAIRPERSON: Agreed.

6 MR. BYRWA: 755 Fourth Street, property
7 posted 3-28-2013 with hearing date 4-10-2013. This
8 property was boarded by Federal programs, rotted porch
9 and roof and soffits and fascia rotted, unkempt, weeds
10 throughout the property and yard, no gas meter, roof
11 decayed. For those reasons, we'd recommend that it
12 stay on the demolition list.

13 MR. WILLIAMS: Agreed.

14 MR. BYRWA: 22 Garner Street, this property
15 was posted 3-28-2012 with hearing date 4-10 -- that's
16 not '12, it's '13. 3-28-2013 with a hearing date
17 4-10-2013. This property -- the front door is missing
18 with windows, roof and soffits dilapidated, porch
19 rotted, siding's being stripped, open to trespassing,
20 no gas meter. I recommend that it stay on the
21 demolition list.

22 THE CHAIRPERSON: Agreed.

23 MR. BYRWA: 55 Hillside Drive, the property
24 posted 3-28-2013 with hearing date 4-10-2013. The back
25 door is open, roof leaks, part of the house is tarped,

1 rear porch rotted, front porch falling over, broken
2 windows, major dumping going on, the house is trashed
3 inside and evidence of squatters. Recommend that it
4 stay on the demolition list.

5 THE CHAIRPERSON: Agreed.

6 MR. BYRWA: 119 East Howard Street, property
7 posted 3-27-2013 with hearing date 4-10-2013. This
8 house consists of broken basement windows, rotted
9 soffits and eaves, roof damaged, debris throughout the
10 yard, abandoned cars and boat, rotted porch, unkempt.
11 Recommend that it stay on the demolition list.

12 THE CHAIRPERSON: Agreed.

13 MR. BYRWA: 378 North Johnson Avenue,
14 property posted 3-27-2013 with hearing date 4-10-2013.
15 This property was boarded by Federal programs, gas and
16 electric meters disconnected, unkempt, tall grass,
17 weeds, gutters, soffits falling off, porch and roof
18 falling down, gutters and soffits falling off.
19 Recommend that it stay on the demolition list.

20 THE CHAIRPERSON: Agreed.

21 MR. BYRWA: 45 Kimball Street, property
22 posted 3-27-2013 with hearing date 4-10-2013. The
23 property was boarded by Federal programs, gas and
24 electric meters disconnected, severe dumping of tires
25 and debris throughout the backyard, gutters falling

1 off, siding being removed, house is rotted. Recommend
2 that it stay on the demolition list.

3 THE CHAIRPERSON: Agreed.

4 MR. BYRWA: Okay. 72 Kimball Street, the
5 property was posted 3-27-2013 with hearing date
6 4-10-2013. This property has arranged a Property
7 Maintenance Inspection and we recommend that this
8 property be postponed to our July hearing -- or
9 meeting.

10 THE CHAIRPERSON: Which one is that?

11 MR. BYRWA: And that is 72 Kimball Street.

12 THE CHAIRPERSON: I better take that one
13 back, then. We got ahead of the game.

14 72 Kimball Street. What --

15 MR. BYRWA: That was Kimball, 72 Kimball,
16 we're postponing --

17 THE CHAIRPERSON: Yeah. So what should I be
18 checking here? They already had their Property
19 Maintenance?

20 MR. KOLBE: Yeah, they already pulled their
21 Property Maintenance Inspection.

22 THE CHAIRPERSON: So do I check a Property
23 Maintenance Inspection?

24 MR. KOLBE: Yes.

25 THE CHAIRPERSON: Agreed.

1 MR. BYRWA: Okay. 141 LeGrande Avenue, this
2 property was posted 3-27-2013 with hearing date
3 4-10-2013. Property boarded by Federal programs, side
4 window open, squatters living in the house, debris,
5 damage inside the house, unkempt, disrepair, house
6 gutters -- gutted of all the copper, cats and animals
7 living in the house. We recommend that it stay on the
8 demolition list.

9 THE CHAIRPERSON: Agreed.

10 MR. BYRWA: 25 Loraine Court, property posted
11 3-27-2013 with hearing date 4-10-2013. This house has
12 rotted framing, windows covered to try and hide work
13 inside but it's unkempt, rotted porch, no gas meter,
14 rotted siding. It's recommended that it stay on the
15 demolition list.

16 THE CHAIRPERSON: Agreed. I -- I have a
17 question for you, though. Because this was in from --
18 it must have been in from last meeting.

19 MR. BYRWA: Was that the tarp guy?

20 THE CHAIRPERSON: Because I didn't sign this
21 today, although it's dated the 10th. I don't recall
22 signing this one. Did -- it's 25 Loraine. Is there
23 something?

24 MR. BOLEK: We started that one early. We
25 started that one early and then we went back to the

1 people that were --

2 THE CHAIRPERSON: I know, I just --

3 MR. BOLEK: Yeah.

4 THE CHAIRPERSON: I got a little out of whack
5 there.

6 MR. BYRWA: Okay. We're good?

7 THE CHAIRPERSON: We're good. Agreed.

8 MR. BYRWA: Okay. 90 South Midland Drive,
9 property posted 3-28-2013 with hearing date 4-10-2013.
10 Property boarded by our Federal programs, front porch
11 is dangerous, chimney crumbling, siding being removed,
12 soffits falling off the building, roof sagging, no gas
13 meter. It's recommended that it stay on the demolition
14 list.

15 THE CHAIRPERSON: Agreed.

16 MR. BYRWA: 22 Murphy Street, property posted
17 3-28-2013 with hearing date 4-10-2013. Property has
18 broken windows, rotted porch, windows unsafe, roof
19 shingles deteriorating, garbage, debris, gang graffiti
20 on walls, electric meter turned off, no gas meter. I
21 recommend that it stay on the demolition list.

22 THE CHAIRPERSON: Agreed.

23 MR. BYRWA: 647 Northway, property posted
24 3-28-2013 with hearing date 4-10-2013. This property
25 has roof leaks, ceiling falling in on the porch, siding

1 being stripped, debris and is unkempt, soffits and
2 fascia rotting, porch rotting and crumbling. I
3 recommend that it stay on the demolition list.

4 THE CHAIRPERSON: I just noticed, going
5 through this, that this is owned by Mr. Overton. And
6 he was here. Was he aware that this was on the agenda?
7 And the reason I say that is --

8 MR. BUD: That's a good question.

9 THE CHAIRPERSON: -- he only spoke on the
10 one. I didn't know he had two.

11 MR. KOLBE: Yes, he did. He signed for his
12 card.

13 THE CHAIRPERSON: I know. But do we want to
14 hold this over until the next meeting because -- I
15 don't know how -- I wouldn't disagree with your
16 recommendation but I wouldn't want him to say, "Well,
17 you didn't give me a chance to speak." And I know he's
18 got an opportunity at the Board of Appeals. But did we
19 follow due process? And I know it's his responsibility
20 to say, "I'm here to speak on it" but --

21 MR. KOLBE: My recommendation is to send it
22 on to the Board of Appeals.

23 MR. BYRWA: Yeah, it's in pretty rough shape.
24 Let him make his case in front of the Board of Appeals.

25 MR. KOLBE: Had he not signed for the card, I

1 would agree, there was maybe a glitch or something but,
2 you know, he did sign for it. He made his fate when he
3 walked away from it.

4 THE CHAIRPERSON: Okay.

5 MR. BUD: He owns several properties. I
6 think he's kind of to the point where he realizes he's
7 got to let some of them go. They're just going to take
8 too much money to bring them up.

9 THE CHAIRPERSON: Yeah, I know. We just
10 can't make that decision for him, though, you know.

11 MR. BUD: I understand.

12 THE CHAIRPERSON: So we'll move it on to the
13 Board of Appeals. Agreed, just to throw things off a
14 little.

15 MR. BYRWA: 412 Osmun Street, property posted
16 3-28-2013 with hearing date 4-10-2013. The property
17 has open windows, rotted porch and overhangs, debris
18 throughout the property, needs cleanup, rotted framing
19 under doors, electric service not to code. We'd
20 recommend that it stay on the demolition list.

21 THE CHAIRPERSON: Agreed.

22 MR. BYRWA: 697 Peacock Avenue, property
23 posted 3-28-2013 with hearing date 4-10-2013. Property
24 consists of severe dumping, boarded by Federal
25 programs, it's in overall state of disrepair, front

1 porch is unsafe and collapsing, major debris throughout
2 the yard, unkempt and it's recommended that it stay on
3 the demolition list.

4 THE CHAIRPERSON: Agreed.

5 MR. BYRWA: 392 North Perry Street, posted
6 3-27-2013 with hearing date 4-10-2013. This property
7 has second-story broken windows, it's boarded up,
8 rotted front porch, railings, rotted soffit and fascias
9 and rotted shed, trash and debris strewn throughout the
10 yard, electric meter missing, lights missing, wires
11 hanging. It's recommended that it stay on the
12 demolition list.

13 THE CHAIRPERSON: Agreed.

14 MR. BYRWA: 98 Pingree Avenue, property
15 posted 3-28-2013 with hearing date 4-10-2013. This
16 property was boarded by Federal programs, siding
17 falling off the building, debris, the property's
18 unkempt, not being maintained. And recommended that it
19 stay on the demolition list.

20 THE CHAIRPERSON: Agreed.

21 MR. BYRWA: 124 Pingree Avenue, property
22 posted 3-28-2013, hearing date 4-10-2013. This
23 property was boarded by Federal programs. There's
24 trash throughout the inside of the property with roof
25 dilapidated, soffits, fascia and siding falling off the

1 house, debris in and out, roof leaks, plaster falling
2 off the ceiling, no electric or gas meter. It's
3 recommended that it stay on the demolition list.

4 THE CHAIRPERSON: Agreed.

5 MR. BYRWA: 132 Pingree Avenue, posted
6 3-28-2013, hearing date 4-10-2013. The property was
7 boarded by Federal programs, siding being removed and
8 stripped, debris and animals undermining foundation,
9 unsafe stairs, two gas and electric meters removed.
10 We'd recommend that it stay on the demolition list.

11 THE CHAIRPERSON: Agreed.

12 MR. BYRWA: 68 Poplar Avenue, property posted
13 3-27-2013 with hearing date 4-10-2013. Property
14 boarded by Federal programs, the siding missing,
15 soffits and fascia rotted, windows broken, debris,
16 animals undermining porch, porch rotted. Recommend
17 that it stay on the demolition list.

18 THE CHAIRPERSON: Agreed.

19 MR. BYRWA: 74 Poplar Avenue, property posted
20 3-27-2013 with hearing date 4-10-2013. Property was
21 boarded by Federal programs, siding missing, soffit and
22 fascia rotted and missing, animals undermining porch,
23 electric meter missing, porch rotted. Recommended that
24 it stay on the demolition list.

25 THE CHAIRPERSON: Agreed.

1 MR. BYRWA: 278 Raeburn Street, property
2 posted 3-28-2013 with hearing date 4-10-2013. Property
3 was open and accessible, siding and roof and porch
4 dilapidated, siding being stripped, debris in the yard.
5 And it's recommended that it stay on the demolition
6 list.

7 THE CHAIRPERSON: Agreed.

8 MR. BYRWA: 74 Summit Street, property posted
9 3-28-2013 with hearing date 4-10-2013. Property
10 consists of rear windows missing, a shed is open, roof
11 rotted, rear windows gone, front porch rotted, chimney
12 deteriorating, piles of debris throughout the yard and
13 interior gutted, open to trespassing, no gas or
14 electric meters. It's recommended that it stay on the
15 demolition list.

16 THE CHAIRPERSON: Agreed.

17 MR. BYRWA: 102 Summit Street, property
18 posted 3-28-2013 with hearing date 4-10-2013. Property
19 boarded by Federal programs, unsafe stairs, chimney
20 crumbling, gang graffiti, no electric meter, debris.
21 Recommended that it stay on the demolition list.

22 THE CHAIRPERSON: Agreed.

23 MR. BYRWA: 103 Summit Street, property
24 posted 3-28-2013 with hearing date 4-10-2013. Property
25 consists of severe dumping, boarded by Federal

1 programs, front porch rotted, fascia falling off,
2 siding coming off the house and the roof is shot,
3 debris throughout the yard -- debris throughout the
4 yard, porch is falling apart with the railings. It's
5 unkempt and recommended it stay on the demolition list.

6 THE CHAIRPERSON: Agreed.

7 MR. BOLEK: That was one of those we're
8 getting towards the end. You're getting tired.

9 MR. BYRWA: 134 Summit Street, property
10 posted 3-28-2013, hearing date 4-10-2013. Front and
11 rear doors are gone, house is gutted, all the copper is
12 stripped, rear deck steps are gone, gas meter removed,
13 open to trespassing, gang graffiti, the deck is gone,
14 open to trespassing, rear deck unsafe -- gone or
15 unsafe? At any rate, we'd recommend that it stay on
16 the demolition list.

17 THE CHAIRPERSON: Agreed.

18 MR. BYRWA: 221 West Yale Avenue, property
19 posted 3-28-2013 with hearing date 4-10-2013. This
20 house -- this house appears like it's occupied, a new
21 garage door being installed, lockbox on door, appears
22 occupied, new entrance door and garage door installed,
23 no permits. It says Property Maintenance Permit was
24 pulled 5-10-2012, inspected 5-31-2012, expired
25 8-30-2012. So it sounds like we have some internal

1 issues with this property where the Building Department
2 needs to verify if someone's living there and if it's
3 registered as a rental or a -- okay. Well, we can
4 postpone this to the --

5 MR. KOLBE: Recommendation was to dismiss.

6 MR. BYRWA: We get building permits for
7 garage door and dismiss. Okay. So I'd recommend that
8 at this time that it be dismissed and we'll make sure
9 the Building Department gets a permit for the
10 appropriate doors.

11 THE CHAIRPERSON: Agreed.

12 Dan, 103 Blaine doesn't have the sections
13 that it's in violation of.

14 MR. KOLBE: Oh, I can print one out for you.

15 MR. BOLEK: Can we just look through the
16 pictures and go by that?

17 MR. KOLBE: Oh, you want to --

18 THE CHAIRPERSON: Yeah, just --

19 MR. KOLBE: We're --

20 THE CHAIRPERSON: They're pulling a Property
21 Maintenance Inspection. Is it even material, do we
22 fill that out?

23 MR. KOLBE: Not necessarily.

24 THE CHAIRPERSON: So -- okay.

25 MR. KOLBE: Is that one that we've already

1 done? Oh, here.

2 THE CHAIRPERSON: This was from an earlier
3 hearing. We already heard this.

4 MR. KOLBE: 103?

5 THE CHAIRPERSON: 103 Blaine, yes.

6 MR. KOLBE: F, H and J.

7 MR. BYRWA: Did we get Baldwin, 119 Baldwin?

8 THE CHAIRPERSON: I vaguely remember seeing
9 it.

10 MR. BYRWA: There was a couple on Baldwin.

11 MR. KOLBE: Let's see. 119?

12 MR. BYRWA: Yeah.

13 MR. KOLBE: It's going to the -- yeah, we did
14 it.

15 119 is going to the Board of Appeals. It was
16 about the third one we did.

17 THE CHAIRPERSON: Any other business?

18 We'll adjourn the meeting.

19 (Meeting adjourned at 7:43 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (174) pages, is a true and correct transcript of my said stenographic notes.

Date



Mona Storm
CSR-4460

