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1 Pontiac, Michigan

2 Wednesday, April 13, 2016

3 4:01 p.m.

4 HEARING OFFICER: We will call today's
5 meeting to order. I'm George Hartman. I'm the Hearing
6 Officer today. Gentlemen, please introduce yourselves.

7 MR. MORAN: My name's David Moran, Building
8 Inspector/Code Enforcement Officer.

9 MR. SZKLARSKI: My name's Karol Szklarski,
10 Code Enforcement Officer.

11 MR. KOLBE: Dan Kolbe, Building Department.

12 HEARING OFFICER: Please rise for the Pledge
13 of Allegiance.

14 (Pledge of Allegiance recited by all.)

15 HEARING OFFICER: Has everybody signed in?
16 Okay. First case today, 390 West Hopkins.
17 Your name, please.

18 MR. McCoubrey: Dan McCoubrey.

19 HEARING OFFICER: Okay.

20 MR. KOLBE: That's the one.

21 MR. SZKLARSKI: 390 West Hopkins was
22 inspected on 4-16-13. They finalized the building,
23 plumbing, mechanical and electrical. Reason, it's
24 vacant, over 180 days. It is not open to trespass, it
25 is completely boarded up.

1 MR. KOLBE: Just get to the bottom. They
2 took care of everything and we're going to dismiss.
3 MR. SZKLARSKI: We're going to dismiss it.
4 MR. KOLBE: A lot of the issues are no longer
5 issues.
6 HEARING OFFICER: All set to dismiss, then?
7 MR. SZKLARSKI: All set.
8 MR. McCOUBREY: Thank you, gentlemen.
9 HEARING OFFICER: Thanks.
10 MR. McCOUBREY: Thank you very much.
11 HEARING OFFICER: 69 West Strathmore.
12 MR. NOLTE: Almost made it.
13 HEARING OFFICER: Your name, please.
14 MR. NOLTE: Skip Nolte.
15 HEARING OFFICER: Thank you.
16 MR. SZKLARSKI: Inspected on 3-31-16. A
17 building permit has been pulled, finalized --
18 Just the top two and say "dismiss"?
19 MR. KOLBE: No, this one has not been
20 dismissed.
21 MR. SZKLARSKI: Okay. Building has been
22 pulled on 8-9 of '12. Plumbing is finalized.
23 Mechanical is finalized, electrical is finalized. It
24 was -- it's vacant over 180 days. It is not open to
25 trespass, has new windows and siding. Dilapidated, no;

1 evidence of a nuisance, no.

2 Postpone until June Hearing Officer meeting
3 to finish work.

4 MR. KOLBE: We're just awaiting him to get,
5 somehow, some way, his final inspection on the building
6 and we can dismiss this.

7 MR. NOLTE: I almost --

8 MR. KOLBE: But we've been waiting a long
9 time.

10 MR. NOLTE: -- made it. I'm down to staining
11 my door, a couple trim pieces and touch-up paint. I
12 just couldn't get to it on time.

13 HEARING OFFICER: The garage back there, is
14 it going to get painted?

15 MR. NOLTE: It's sided.

16 HEARING OFFICER: It is?

17 MR. NOLTE: It's sided and new doors, exactly
18 what you wanted to do.

19 HEARING OFFICER: Okay.

20 MR. NOLTE: It's almost complete.

21 HEARING OFFICER: We'll postpone that until
22 our next hearing and, hopefully, at that time, we
23 dismiss.

24 MR. NOLTE: I should be done next week. I
25 should be calling next week.

1 HEARING OFFICER: Good. Good luck. Thank
2 you.

3 169 -- what's that?

4 What street is that?

5 MS. MELTON: That's -- that's me, yes.

6 MR. SZKLARSKI: Ogemaw.

7 MR. MORAN: Ogemaw.

8 HEARING OFFICER: Okay. Your name, please.

9 MS. MELTON: Benita Melton.

10 HEARING OFFICER: Okay.

11 MR. SZKLARSKI: Inspected 3-30-16. This
12 building is open to trespass, vacant over 180 days,
13 rear door, roof is open, rotting soffit, interior is
14 full of mold, water in the basement. Let's see.
15 Overgrown, much debris inside the house, gas meter on,
16 electric meter off.

17 Place on demolition list.

18 HEARING OFFICER: Okay. And are you living
19 in the property?

20 MS. MELTON: Not now, no, I'm not.

21 HEARING OFFICER: Okay. And what is your
22 intent with the property?

23 MS. MELTON: Well, my intent was to get it
24 back up. When I moved out, I didn't move out to
25 abandon it. The mortgage is current. And then

1 somebody flipped a switch and things just started going
2 wrong, one after the other. So I've been trying to
3 take care of things slowly but surely. The water he's
4 talking about was the flood. I had the people come in
5 and do the sewer line for that and just continuing to
6 work on it.

7 HEARING OFFICER: Okay. And --

8 MR. KOLBE: We need a Property Maintenance
9 Inspection and then plenty of permits are required from
10 that.

11 MS. MELTON: Can you clarify for me what
12 permits. I mean, like, indoor work needs a permit?

13 MR. KOLBE: Yes.

14 MS. MELTON: Like painting?

15 MR. KOLBE: Well, painting, no. But, you
16 know, by looking at a lot of this stuff, it does look
17 like permits are going to be required. That's what the
18 Property Maintenance Inspection is going to do; tell
19 you what needs to be done in order to occupy the
20 structure and then, of those items, which ones are
21 going to require permits.

22 MS. MELTON: I see.

23 MR. KOLBE: You know, so it's going to get
24 your head around exactly what's going on with the
25 house. Okay?

1 MS. MELTON: I -- yes, I got it.

2 HEARING OFFICER: Is this the first time this
3 has been in front of us?

4 MR. KOLBE: Yes.

5 HEARING OFFICER: Okay. And do you have the
6 money to pay for the Property Maintenance Inspection?

7 MS. MELTON: How much are inspections?

8 I mean, yes, I do. The bigger question is
9 just getting it down and I wanted to get some
10 clarification on, when I spoke with whichever of you I
11 spoke with said that the City would work with me over
12 time as long as I was showing progress.

13 So I wanted to get some clarification on sort
14 of what's the timeframe for bringing a place back up
15 to -- to be habitable.

16 HEARING OFFICER: Okay.

17 MS. MELTON: Habitable.

18 HEARING OFFICER: Well, the Property
19 Maintenance Inspection is --

20 MR. KOLBE: \$200.

21 HEARING OFFICER: -- \$200.

22 MR. KOLBE: And, typically, that's supposed
23 to be pulled within ten days. And then your permits
24 are supposed to be pulled within 30 days of that
25 inspection. So --

1 HEARING OFFICER: And then, if -- if a
2 plumbing permit is required, how long is a plumbing
3 permit good for and what does that cost?

4 MR. KOLBE: All permits are good for six
5 months.

6 MS. MELTON: Yeah.

7 MR. KOLBE: So --

8 MS. MELTON: So I guess --

9 MR. KOLBE: And, if you're going to be living
10 in the house, it's not an investment property --

11 MS. MELTON: Correct.

12 MR. KOLBE: -- the property owner can pull
13 the trade permit, which is the electrical, mechanical
14 and plumbing. If it's going to be an investment
15 property or a rental or you're not going to be living
16 there or planning to flip it, then contractors are
17 going to have to pull those other permits.

18 MS. MELTON: No.

19 MR. KOLBE: Okay.

20 MS. MELTON: It's my place. But I guess I
21 want to try to understand that, if there are a series
22 of things that need to be done, pulling all the permits
23 at one time, knowing that all those things can't get
24 done, perhaps, in six months, I -- I want to try to
25 understand how that works.

1 MR. KOLBE: You're going to have to pull -- a
2 building permit must be pulled first.

3 MS. MELTON: Yes, a building permit.

4 MR. KOLBE: And, when the inspector's out
5 there doing a Property Maintenance Inspection, he might
6 be able to guide you as to 1, 2, 3 --

7 MS. MELTON: Okay.

8 MR. KOLBE: -- what permits need to be pulled
9 in what order.

10 MS. MELTON: Okay. So they don't all need to
11 be pulled at one time?

12 MR. KOLBE: Building needs to be pulled
13 first.

14 MS. MELTON: Got it.

15 MR. KOLBE: In fact, since this is your first
16 time here, you'll have leeway. And we have some people
17 here and they're just not proving themselves to be able
18 to live up to --

19 MS. MELTON: On building and getting an
20 inspector, my carpenter will be back, he's a snowbird.
21 He'll be back in mid-May. Am I able, then, to wait for
22 him to pull it so he can accompany me on that
23 inspection?

24 HEARING OFFICER: If it's paid for, Dan, can
25 she schedule it at a later date?

1 MR. KOLBE: Yeah, I suppose if it gets in and
2 it's paid for, we can work on something about the
3 scheduling of it. But I need it pulled within the
4 timeframe and we can possibly work it at a -- at the
5 date on it.

6 MS. MELTON: And just --

7 MR. KOLBE: And, again, he'll -- you know,
8 some of the -- not all the permits may be needed so --
9 you know.

10 MS. MELTON: Oh, I'm pretty sure they're all
11 going to be needed.

12 MR. KOLBE: All right. Well --

13 MS. MELTON: That's just my -- they'll all be
14 needed and probably some that you've never seen before.

15 MR. KOLBE: Between the inspector and your
16 contractor, they're going to guide you as to does
17 mechanical need to be pulled first, does plumbing
18 first, which -- which ones down the line need to --
19 which order the dominos need to be so that they all
20 fall in place.

21 MS. MELTON: The dominos have already fallen.

22 MR. SZKLARSKI: If you do that, our
23 recommendation would be -- if there's any way we can
24 close that back door. Because that's where -- the
25 majority of time, every time we come back there, your

1 neighbor closes it. But it somehow, some way, opens
2 up. And the first permit would be a roofing permit.

3 MS. MELTON: That would be the tree, the
4 neighbor's tree that fell on my house. That sort of
5 put it out of alignment. Yes, the door will not stay
6 shut. I bought a -- I don't know, what are those
7 things, the rubber things that push -- brace, whatever,
8 to brace the door shut?

9 UNIDENTIFIED MALE: Screw it shut from the
10 inside.

11 MS. MELTON: Oh, there's an idea. It's a
12 side door so I can do that.

13 MR. KOLBE: You can go in from the side door
14 or front door.

15 MS. MELTON: I was going to say, it has a
16 side door so you can just shut the back door.

17 HEARING OFFICER: We'll postpone this
18 hearing. That gives you three months. That gives you
19 time.

20 MS. MELTON: When is the next hearing,
21 please?

22 UNIDENTIFIED MALE: You'll get a --

23 MS. MELTON: Oh, okay.

24 MR. KOLBE: July 13th is the date of it.

25 MS. MELTON: Thank you.

1 MR. KOLBE: But you will be getting notified
2 just like you did this one.

3 MS. MELTON: Thank you.

4 HEARING OFFICER: Can you apply for that PMI
5 within seven days?

6 MS. MELTON: Yeah, I could do it today before
7 I leave.

8 HEARING OFFICER: Okay.

9 Building Department's open until 5:00?

10 MR. KOLBE: We are open until 5:00. But the
11 Treasurer's office will be closing in about 15 minutes.

12 MS. MELTON: Okay.

13 MR. KOLBE: So don't dawdle.

14 HEARING OFFICER: Okay. And then you'll
15 schedule your inspection sometime in May, then,
16 correct?

17 MS. MELTON: Yes. Well, as soon as my
18 carpenter gets back.

19 HEARING OFFICER: Yeah.

20 MS. MELTON: And he should be back before
21 Memorial Day. He's usually back by Memorial Day.

22 HEARING OFFICER: Okay, very good.

23 MS. MELTON: Okay.

24 HEARING OFFICER: Thank you.

25 MS. MELTON: Thank you very much.

1 July 13?

2 MR. KOLBE: Yes.

3 MS. MELTON: Okay.

4 HEARING OFFICER: 606 West Huron.

5 MR. HAWIL: Robert Hawil.

6 HEARING OFFICER: Okay.

7 MR. SZKLARSKI: 606 West Huron. All the
8 permits have been pulled that are still open. The
9 building remains vacant and has been vacant for 180
10 days. Open to the elements, no; open to trespass, no;
11 dilapidated, yes. Trim coming off. You have trim
12 coming off and -- is that -- the brick collapsing on
13 the back, growth, debris, unkept, gas off, electric on.

14 Our recommendation is to postpone and keep
15 until June 2016 for a Hearing Officer.

16 HEARING OFFICER: Okay. And you're making
17 some progress here?

18 MR. HAWIL: Oh, yeah. Oh, yeah. We are
19 almost there. Like today we pass all the frame
20 inspector and everything. So tomorrow they're going to
21 start do the drywall after the screws -- an inspector.
22 So I think we are -- and we have a contractor to do the
23 front of the building, too. And whatever's from
24 outside, they're going to take care of it.

25 HEARING OFFICER: Yeah.

1 MR. HAWIL: So, hopefully, if there is
2 nothing coming like within one month, we'll be done.

3 HEARING OFFICER: Good.

4 MR. HAWIL: Okay?

5 HEARING OFFICER: We'll hold this over, then,
6 until our next meeting.

7 MR. HAWIL: Okay.

8 HEARING OFFICER: Thank you.

9 MR. HAWIL: Thank you.

10 HEARING OFFICER: 76 Edison.

11 MS. MELTON: Excuse me. I'm sorry to
12 interrupt. Where do I go to pull this?

13 MR. KOLBE: Building Department.

14 MS. MELTON: Where is that?

15 HEARING OFFICER: Right downstairs where you
16 come in.

17 MR. KOLBE: Right down on the left-hand side
18 after you pass the elevator.

19 HEARING OFFICER: Your name, please?

20 MR. KATZ: Bruce Katz.

21 MR. SZKLARSKI: 76 Edison. Only thing that
22 had been -- only issue -- or only permit that has been
23 issued was a building permit. A dangerous building
24 since 9-29-15, vacant structure. Vacant, yes, vacant
25 over 180 days; open to trespass, no; open to the

1 elements, no; dilapidated, yes. Siding coming off,
2 graffiti -- graffiti, rear porch, overgrowth, debris,
3 unkept, animal underminings, broken windows, gas meter
4 locked out, electric meter locked out.

5 Place on -- or our recommendation would be to
6 place it onto the demolition list.

7 HEARING OFFICER: Okay.

8 MR. KATZ: Okay. I have the next one, also,
9 which is 104 South Paddock. And, quite frankly, I just
10 couldn't do both at the same time. If -- it is not
11 accessible to trespass, it is totally boarded up.
12 There are no broken windows there unless that's
13 something new in the last few days. There's no over --
14 over -- there is graffiti and the fire next door to the
15 house next door burned the siding, which I expect to
16 tend to this spring.

17 And, again, once I finish the next one, which
18 is 104, I plan to go to 76. I say "the next one"
19 because I'm up on the next one as well.

20 MR. KOLBE: Uh-huh.

21 HEARING OFFICER: How soon before you finish
22 off Paddock?

23 MR. KATZ: Well, I've got Paddock is all the
24 permits except the final building permit. And the
25 weather has broken, I can finish the garage. And that

1 should solve the problem and I'll be ready for the
2 final building permit -- or building C of O.

3 HEARING OFFICER: But we have a permit on
4 Edison.

5 MR. MORAN: Yeah. Why did you even pull a
6 permit on Edison?

7 MR. KATZ: I -- it was suggested I do so.

8 MR. KOLBE: With an open building permit, he
9 didn't have to register as vacant.

10 MR. MORAN: Okay.

11 MR. KOLBE: And he was being hooted by
12 previous Code Enforcement to have it either registered
13 as a rental or vacant.

14 MR. MORAN: But there hasn't been a lot of
15 activity on 104.

16 MR. KATZ: Yes.

17 MR. MORAN: I mean, you did make huge headway
18 on that house. But, in recent weeks --

19 MR. KATZ: I just had final plumbing and --
20 about ten days, two weeks ago. So everything else is
21 done, electrical, plumbing and -- and mechanical; those
22 are all done, finalized.

23 MR. KOLBE: Finalized out, correct.

24 MR. KATZ: So --

25 MR. KOLBE: Just finish --

1 MR. KATZ: -- I'm just --

2 MR. KOLBE: -- the building and --

3 MR. KATZ: -- waiting to do the garage now
4 and then I'll be able to bring the final inspection in
5 for a C of O.

6 HEARING OFFICER: Are you tearing down the
7 garage or just --

8 MR. KATZ: No, no, no.

9 HEARING OFFICER: -- repairing --

10 MR. KATZ: We are --

11 HEARING OFFICER: -- it?

12 MR. KATZ: -- repairing it. We're putting a
13 new door and closing up the entry door. A new
14 accessible car entry 9 by 7 door and closing up the
15 entry on the side and then painting.

16 MR. KOLBE: When do you think you're going to
17 have 104 finalized?

18 MR. KATZ: Here's a question, though, I do
19 have. I redid the driveway. Is that -- does that
20 count -- count. Is that part of the final? Because
21 we -- it settled over the winter and I can't get --
22 until the asphalt is open, I can't get that done
23 probably until the first part of May.

24 So my answer to your question is I expect, in
25 the next two weeks, to have the garage finished and

1 then the driveway is just when I can get the asphalt
2 guy to finish the driveway. And I can then call for
3 the final.

4 HEARING OFFICER: Can -- the building permit
5 on Edison, that's expired. That would have to --

6 MR. KOLBE: Be re --

7 MR. KATZ: I can redo that.

8 HEARING OFFICER: Would that need to be
9 extended?

10 MR. KOLBE: Yeah. You would then need to
11 extend it and then get your trade permits pulled.

12 MR. KATZ: Yeah, I understand.

13 HEARING OFFICER: I'll hold this over until
14 our next meeting.

15 MR. KATZ: Sure.

16 HEARING OFFICER: But I'd like you to go down
17 and extend that building permit and get the other
18 building permits you need.

19 MR. KATZ: I'm going to come in next week and
20 get my rental agreements on some other properties and I
21 can do that all at the same time.

22 HEARING OFFICER: So we'll hold this over
23 until our next meeting. And, hopefully, by that time,
24 you'll make good progress on Edison.

25 MR. KATZ: I expect to, yes.

1 HEARING OFFICER: And let's move on to
2 104 South Paddock.

3 MR. SZKLARSKI: 104 South Paddock, date of
4 inspection 3-30-16. All the permits have been finalized
5 out except for the building permit. Reason is vacant,
6 dilapidated garage. Vacant, yes; vacant for 180 days,
7 yes; open to trespass, yes. The door is not boarded up
8 on the garage. Siding and roof, the reason for -- is
9 it open to the elements? Yes. Siding and roof
10 dilapidated, yes; activity, no; nuisance, no.

11 MR. KATZ: And that's what I just spoke of
12 that we're -- I'm going to finish up with the nicer
13 weather, and I can finish the garage.

14 HEARING OFFICER: So we'll hold this one over
15 until our next meeting. And, hopefully, by that time,
16 you'll get things done.

17 MR. KATZ: I pray on it, believe me.

18 HEARING OFFICER: Okay. Very good.

19 MR. KATZ: Okay. Thanks.

20 HEARING OFFICER: 90/92 Pingree.

21 Your name, please.

22 MR. SMYTHE: Drew Smythe.

23 HEARING OFFICER: Okay.

24 MR. SZKLARSKI: 90/92 Pingree inspected on
25 3-31-16. A building permit has been issued, electrical

1 has been issued. Vacant, second story windows have
2 been broken out, vacant for 180 days. Dilapidated,
3 yes. Holes in the roof. Holes in the roof, trim,
4 siding have deteriorated. Overgrowth, yes; debris,
5 yes; unkept, yes; animal underminings and broken
6 windows, yes. Gas meter locked out, electric meters
7 are both gone.

8 Our recommendation is to place on the
9 demolition list as there has been no work done.

10 MR. SMYTHE: I'm sorry. What date was that
11 as of?

12 MR. SZKLARSKI: 3-31-16.

13 MR. SMYTHE: Okay. Because we put ten grand
14 worth of work into it since then. It is -- if you go
15 by it right now, the front porch is all redone, the
16 siding's been fixed. It's got mostly new windows
17 except for a couple windows upstairs are still boarded.
18 The roof's been taken care of already and all debris'
19 been removed and a new surround on the porch so the
20 animals can't get in it.

21 MR. MORAN: So you finally got started?

22 MR. SMYTHE: Huh? Yes.

23 HEARING OFFICER: When was the work done,
24 over the last two weeks?

25 MR. SMYTHE: Last week. Actually, my

1 assistant tried to call in last week to schedule a
2 permit and she was told that she couldn't until this
3 hearing. And I didn't believe her and I went
4 downstairs before this meeting and was told the exact
5 same thing; that we can't schedule any inspections
6 until this meeting -- this hearing, I should say.

7 MR. KOLBE: Is that because your permit
8 expired?

9 MR. SMYTHE: We tried to renew it but they
10 said just wait until the meeting.

11 MR. KOLBE: That's why.

12 MR. MORAN: Because it expired, I told them
13 downstairs to hold off until we heard what was going on
14 there.

15 MR. SMYTHE: But they told her last week,
16 also, when she called.

17 MR. KOLBE: It's been expired for a while.

18 MR. SMYTHE: Yeah.

19 HEARING OFFICER: Okay. So when do you
20 expect to be done?

21 MR. SMYTHE: Like within a couple weeks,
22 actually, it should be done. I mean, we're getting an
23 electrical permit -- I'm sorry. The electrical
24 inspection will be done next week. We want to get the
25 building done because the inside's all done.

1 MR. MORAN: Do you still need a building and
2 a plumbing?

3 MR. SMYTHE: Yeah. And mechanical. I have
4 one question on the mechanical because that's the last
5 thing we're going to do. And I hope this makes sense
6 to everybody. I'm not offering anybody but we would
7 like to get a tenant first because our standard
8 operating procedure this month is get a tenant, then
9 put the furnace in so it can't be stolen again out of a
10 vacant building. Is there any way to work on that at
11 all?

12 MR. MORAN: There's no way we would allow for
13 a certificate of compliance without a heating system in
14 place.

15 MR. SMYTHE: Okay.

16 MR. MORAN: You're going to have to, you
17 know, figure that out.

18 MR. SMYTHE: Okay.

19 MR. MORAN: I know it's a challenge for a lot
20 of the people but --

21 MR. SMYTHE: I'm glad -- I'm glad you
22 recognize the challenge. I can respect your position.

23 MR. MORAN: Yeah, I know there's a challenge
24 there. I just looked at a house yesterday on a
25 Property Maintenance the guy bought and just a couple

1 days ago he got broke into as well.

2 MR. SMYTHE: Yep.

3 MR. MORAN: But, you know, you might have to
4 hire security --

5 MR. SMYTHE: Okay.

6 MR. MORAN: -- for a week or whatever that
7 timeframe might be.

8 MR. SMYTHE: Right. Okay.

9 MR. MORAN: That's probably the only option I
10 can suggest.

11 MR. SMYTHE: We'll work with you guys. Our
12 intent's there.

13 MR. MORAN: You need to pull the plumbing and
14 mechanical permits as soon as possible.

15 MR. SMYTHE: I got a plumbing that should be
16 done Friday. You know, by Friday or Monday the
17 plumbing will be -- you know. So it's getting done.

18 HEARING OFFICER: All right. So we'll hold
19 this over until our next meeting. And, hopefully,
20 everything's all done here in a few weeks.

21 MR. SMYTHE: Hopefully I'll be like those two
22 guys and say, "Hey, I'm good."

23 HEARING OFFICER: Very good.

24 MR. SMYTHE: All right.

25 HEARING OFFICER: Thanks.

1 106 East Rutgers.

2 HEARING OFFICER: Your name, please.

3 MS. SAYLOR: Debra Saylor.

4 MR. SZKLARSKI: 106 East Rutgers. All the
5 permits -- or permits have been finalized. And we --
6 our recommendation is to dismiss this.

7 HEARING OFFICER: Okay. Anything to say?

8 MS. SAYLOR: Thank you.

9 HEARING OFFICER: Thank you. It looks nice.

10 MS. SAYLOR: Thank you.

11 HEARING OFFICER: Dismissed.

12 36 Orton.

13 Your name, please.

14 MS. LAWS: Clarissa Laws.

15 HEARING OFFICER: Okay.

16 MR. SZKLARSKI: 36 Orton. Date of
17 inspection, 3-30-16. Permits pulled are building,
18 plumbing, electrical, still need mechanical. Vacant,
19 is dilapidated. Vacant, yes; vacant for 180 days, yes.
20 Boarded -- boarded up by owner. Roof is leaking, no
21 shingles, no new roof. Boarded up windows. Tarp
22 ripped off, chimney destroyed, trim. Overgrown, debris
23 and rear window has been broken. Gas meter locked out,
24 electric meter gone.

25 Our recommendation is to place this on the

1 demolition list.

2 HEARING OFFICER: Okay. And it appears that
3 there's not any progress being made here.

4 MS. LAWS: Well, it's progress being made
5 now. I have somebody that's fixing on the roof, which
6 he's right here, and I have -- my son had been hiring
7 people that wasn't doing the right thing. Now I'm on
8 the right track and I got somebody that's going to fix
9 everything. All I need to do is renew my permits and
10 pull my last permit.

11 HEARING OFFICER: Okay. And when can you
12 renew those permits?

13 MS. LAWS: I could do it today.

14 HEARING OFFICER: Okay.

15 MS. LAWS: But he wants to tell you what he's
16 doing. I want him to tell you what he's doing.

17 HEARING OFFICER: Okay.

18 MR. BROWN: My name is Darren Brown. I been
19 working on the property now for three days. What I'm
20 doing is putting a gable roof on there. I'm also going
21 to do the framework inside the house. The electrical
22 is done, the plumbing is done. As far as the window
23 crack, I don't see no cracked window there. I've been
24 at this property for three days now, particularly.

25 I'll say the timeframe, because of the way

1 the house is in, it would probably take about a month
2 to fully get it up to par. So, if she could purchase
3 another building permit, that work we'll bring up to
4 par at that -- at that time frame. So, yeah, that's
5 what I -- about -- foresee there.

6 MR. KOLBE: The other thing would be I think
7 you need to review the building permit that she
8 presently has and make sure that the work that you're
9 doing isn't outside of that building permit. Because
10 some of the items that you mentioned I don't think were
11 on the building permit.

12 MR. BROWN: Well, I hadn't had a chance to
13 see the building permit.

14 MR. KOLBE: I'm just saying, before you get
15 yourself, you know, in hot water because you're
16 outside, when you go to renew it, review the permit and
17 make sure that the things you want to do or going to do
18 are on that permit or will be added to it.

19 MR. BROWN: Okay.

20 HEARING OFFICER: Okay? So we'll hold this
21 over, then, until our next hearing in three months.
22 And that's contingent upon you extending your building
23 permit here. You say you can do it today. Well, the
24 Treasurer's office or the Clerk's office is closed.

25 MR. KOLBE: No, the Treasurer's office. But

1 you can go down and get a copy of the permit and have
2 it renewed. You're not going to be able to pay for it
3 but you can get paperwork started in the Building
4 Department.

5 MR. BROWN: All right.

6 MR. KOLBE: Okay?

7 MR. BROWN: Yes.

8 HEARING OFFICER: Very good. Thank you.

9 205 West Yale.

10 MS. GARCIA: Angel Garcia.

11 MR. SZKLARSKI: 205 West Yale. Inspected on
12 3-31-16. There has been no permits pulled. The
13 structure is vacant, dilapidated, house and garage,
14 vacant for 180 days, open to the elements, broken
15 window in the garage. Dilapidated, yes. Roof, siding
16 and trim is dilapidated. Evidence of a nuisance, yes.
17 Overgrowth, debris, unkept. Gas is on, electric is cut
18 and missing.

19 Our recommendation is to place on the
20 demolition list.

21 MR. KOLBE: George, the -- Ms. Garcia came
22 into the office just before the meeting and has pulled
23 the application for the Property Maintenance Inspection
24 and will be then pulling the permits for it. She's
25 buying the house on a land contract that was not

1 recorded.

2 HEARING OFFICER: Okay.

3 MR. KOLBE: And, basically, I talked to her
4 and I said, you know, if she gets the land contract
5 recorded, the Property Maintenance Inspection and
6 permits pulled by the end of the month, that our
7 recommendation would be to hold this over.

8 HEARING OFFICER: Okay.

9 MR. KOLBE: But, you know, we need to -- to
10 move it along. But she's not, by record, the owner of
11 it. But, if she can get -- get her paperwork done to
12 prove that she is the owner and get the land contract
13 recorded and all done, we have no problem of holding
14 this over, then, until July.

15 HEARING OFFICER: Okay.

16 MR. KOLBE: Without that, then we'll send it
17 on to the Board.

18 HEARING OFFICER: Okay. And are you able to
19 do that?

20 MS. GARCIA: Well, actually, it's my
21 daughter's property. She purchased it, not knowing
22 what she's doing or anything. But I can go down
23 probably tomorrow after I get out of work and record
24 the contract. And I have -- I showed pictures to Dan
25 of the debris being cleaned up. The house has been

1 power washed. There is gas and electricity both in the
2 property now. So she has been doing little things but,
3 being 18 years old, she didn't know what she was
4 getting into. So she will need time but she's going to
5 learn how to maintain a house and get a house up to
6 code.

7 HEARING OFFICER: Okay. So we'll, as Dan
8 said, go through the process, we'll hold this over,
9 then, until our next meeting, which is in July.

10 MS. GARCIA: Okay.

11 HEARING OFFICER: Okay? Thank you.

12 MS. GARCIA: Thank you.

13 HEARING OFFICER: All right. That's the last
14 one I have.

15 MR. KOLBE: No, we've got 48720 Woodward.

16 HEARING OFFICER: Your name, please.

17 MS. MERIDIAN: I'm Sharon Meridian. I'm the
18 owner of the house on Woodward.

19 HEARING OFFICER: Thank you.

20 MR. SZKLARSKI: Inspected on 3-31-16. She
21 has applied for a building license. She still needs
22 plumbing, mechanical and electrical. The structure is
23 vacant and dilapidated. It's a dangerous structure.
24 It has been vacant for over 180 days. Open to
25 trespass, no. Has been boarded up by the Federal

1 programs. There is overgrowth, debris, unkept. The
2 roof, siding and soffits and trim are dilapidated. The
3 porch stairs are rotting. Gas meter is not visible,
4 electric is off.

5 Our recommendation is to postpone this until
6 the June -- or July -- June Hearing Officer --

7 MR. KOLBE: July Hearing Officer.

8 MR. SZKLARSKI: -- July Hearing Officer.

9 HEARING OFFICER: Okay. And will you be able
10 to pull all the other permits that are needed?

11 MS. MERIDIAN: I will. I just pulled the
12 building permit and the plumbing inspection was taken,
13 I guess, the end of January.

14 HEARING OFFICER: Okay.

15 MS. MERIDIAN: And I pulled the building
16 permit now and I'm lining up people now to do the
17 electrical and the -- and the mechanical and the
18 plumbing. But I know I have to do that roof first.
19 And so I've taken, like, six different quotes on the
20 roof and I finally have narrowed it down to two because
21 I know that's where we got to start.

22 HEARING OFFICER: Okay.

23 MS. MERIDIAN: And it's a major ordeal. We
24 know we're going to have to remove not just the
25 shingles, we're going to have to take it down to the

1 wood. We're going to have to put the wood in.

2 HEARING OFFICER: All right. Well, we'll
3 hold this over, then, until our next meeting in July.

4 MS. MERIDIAN: Thank you.

5 HEARING OFFICER: But you need to pull --

6 MS. MERIDIAN: I think you'll see a lot of
7 progress before then.

8 HEARING OFFICER: Good.

9 MS. MERIDIAN: Okay.

10 HEARING OFFICER: Thank you.

11 MS. MERIDIAN: Thank you very much.

12 Thank you.

13 MR. KOLBE: We've got 21 Elizabeth Lake Road.

14 HEARING OFFICER: Your name, sir?

15 MR. AREAL: Fabio Areal, on behalf of
16 Daniel Constantino.

17 HEARING OFFICER: Okay.

18 MR. SZKLARSKI: Date of inspection, 3-30-16.
19 There has been no permits pulled on this property. It
20 is vacant, open -- open to trespass, no; open to
21 elements, no. The roof, trim, soffits, chimney rotted,
22 siding is falling off, overgrowth, debris, unkept and
23 broken windows, gas meter gone, electric on.

24 Our recommendation is to postpone for the --
25 until the -- July. All permits must be pulled by 4-29

1 of '16.

2 HEARING OFFICER: Okay. And can you do that,
3 sir?

4 MR. AREAL: Yes, sir.

5 HEARING OFFICER: Okay. So we'll hold this
6 over, then, until our next meeting, if you pull those
7 permits by April 29th.

8 MR. AREAL: Okay. Thank you.

9 MR. KOLBE: The next one is 499 Colorado.

10 THE CHAIRPERSON: 499 Colorado.

11 MR. SZKLARSKI: Your name, sir?

12 MR. HILL: Daniel.

13 MR. SZKLARSKI: Can you say it a little
14 louder so she can hear.

15 MR. HILL: Daniel.

16 MR. SZKLARSKI: Date of inspections, 3-30-16,
17 dangerous -- dangerous building, house is dilapidated.
18 Vacant, yes; vacant for 180 days, yes; open to
19 trespass, yes; rear window open to elements, yes; rear
20 window -- there have been no permits pulled on this
21 house. Foundation is settling, rotted roof, siding,
22 soffit, trim, doors, windows and chimney is crumbling,
23 undergrowth, debris, unkept, gas meter is off, electric
24 is on.

25 Our recommendation is to place this on the

1 demolition list.

2 HEARING OFFICER: Okay. Are you the property
3 owner, sir?

4 MR. HILL: My nephew's the owner. He's --
5 it's beyond his control. He can't be here. We're in
6 the process of getting a Power of Attorney to probably
7 be moving stuff out. People have been dumping. It's
8 not open to trespass. And it's being repaired in the
9 rear there. There was a lot of things around there and
10 many loads had to be moved to get some of the stuff out
11 of there. We have a ...

12 MR. MORAN: Can you speak up into the
13 microphone?

14 MR. HILL: Yeah. Like I say, the issues,
15 they're receiving tickets in reference to things that
16 was accumulating there. He's not here. He can't be
17 here. Circumstances beyond his control. And he
18 can't -- he cannot -- it's impossible for him to be
19 here. But that's where he lives, that's his home. And
20 we're just trying to keep it until he get home so he
21 have somewhere to go.

22 And I'm his uncle and my sister called me in
23 reference to it because I do that kind of work. And so
24 today we spent most of the day moving stuff out of
25 there. Over the week, we've been moving things. Like

1 I said, he's got an open window in the back and, pretty
2 much, it's been sealed up. We got a couple of spots
3 that's soft on the porch there. An average house in
4 Pontiac.

5 But, like I said, I can get with him in
6 reference to what it is they need. From my
7 understanding, it was, what was left, it was given to
8 me by his mom. It was, "Get this stuff out the
9 driveway. Get this stuff off the porch." And my
10 nephew, at my other sister's house, he's the one that
11 had the gas -- I mean the electric turned on and he
12 moved in there because, you know, we had a problem with
13 squatters. I even called the police to the site but
14 they couldn't do anything because it's in my nephew's
15 name. That's why we're trying to attain a Power of
16 Attorney. And anytime he's there, he's the one, DTE
17 came out and inspected and he turned the electric on.
18 And he's trying to get Consumers turned on.

19 The plumbing was okay and electrical was
20 okay. It was the amount of debris -- not so much
21 debris but windows and doors and different things that
22 accumulated there by somebody. So all I can do is get
23 that stuff out of there and get with him and ask you to
24 table this until the next meeting.

25 HEARING OFFICER: Has this been in front of

1 us before?

2 MR. KOLBE: No.

3 MR. HILL: No.

4 HEARING OFFICER: First time?

5 MR. KOLBE: It needs a Property Maintenance
6 Inspection, then pull whatever permits.

7 HEARING OFFICER: Yeah.

8 MR. HILL: What I'm saying, it's never --
9 with the -- with the -- well, what I've done, the
10 citation that was present didn't say nothing about
11 pulling a permit, it was dealing with the things that
12 was in the driveway and things that was on the porch
13 and things that was stacked up behind the house in the
14 yard. My brother-in-law lives across the street and he
15 kept the snow shoveled and walkway cleared and we're
16 all pitching in until he gets home. And, I mean,
17 that's -- he's got a right to be so happy. You know,
18 come home and have nowhere to go, that's no good.

19 HEARING OFFICER: No matter what happens, a
20 PMI is needed here, a Property Maintenance Inspection.

21 And can this gentleman pull it even though
22 he's not the property owner or is that -- without Power
23 of Attorney?

24 MR. HILL: And, like I said, with him, he
25 just wouldn't need it but -- like, everything is fine,

1 it's just he haven't been living in the property.

2 MR. KOLBE: Like I said, not without a Power
3 of Attorney.

4 HEARING OFFICER: Yeah. Have you been inside
5 the house?

6 MR. MORAN: I have not. And that's the first
7 step.

8 HEARING OFFICER: Have you been inside the
9 house?

10 MR. HILL: I mean, no one -- excuse me?

11 HEARING OFFICER: Have you been inside the
12 house?

13 MR. HILL: Yeah.

14 HEARING OFFICER: What kind of shape is it
15 in?

16 MR. HILL: It's in -- you know, my nephew
17 moved in there. And the sad thing about it, someone
18 told them he couldn't come back because the City said
19 it's condemned.

20 MR. MORAN: So he's living there right now?

21 MR. HILL: Yes.

22 MR. MORAN: But we still need to go in and
23 assess it to make sure it's safe and habitable. The
24 electrical, the plumbing, the heating has to be
25 certified. We need to look at it from a building

1 standpoint, you know, whether --

2 MR. HILL: I understand what you're saying
3 there but it's not being rented. It's a homesteaded
4 property. It's the owner-occupant.

5 MR. MORAN: You still -- it still has to
6 comply with the requirements of the building code but
7 we need to assess it. So you need to start with a
8 Property Maintenance Inspection.

9 MR. HILL: I understand what you're saying.
10 But I'm saying, the ticket -- how did we go from
11 tickets with debris to opening a door to a shoot-load
12 of permits?

13 MR. MORAN: We don't know if there's any
14 permits that are required. There may not be.

15 MR. HILL: Okay. Where do I go about
16 scheduling that --

17 MR. MORAN: It needs to have an inspection.

18 MR. HILL: And how much is that?

19 MR. MORAN: It's \$200 for the Property
20 Maintenance Inspection.

21 MR. HILL: That's what I'm getting at, \$200
22 to say, "Well --"

23 MR. MORAN: This is the process of
24 compliance. That's all -- that's all you need to start
25 with. There's no issuance or request for permits at

1 this point.

2 MR. HILL: I mean -- I mean, I'm -- I mean, I
3 -- I got sucked up but I got my own problems. Like I
4 say, I'm happy to do this because he's my nephew and he
5 can't do anything himself. And I don't mean to put
6 this out there but I think everyone understands when I
7 say it's out of his control, he couldn't get here if he
8 want to. My pocket's not deep. I have skills. I
9 mean, I'll work with --

10 HEARING OFFICER: Can -- do you have \$200 to
11 pay for the Property Maintenance Inspection?

12 MR. HILL: I can gather up -- I can go by my
13 sister's, his mom, and pick that up and see about
14 scheduling it. But that property, before he purchased
15 this property, it was registered as a rental. I mean,
16 everything's intact. The smokes -- everything is up
17 to -- there's a couple holes in the wall.

18 HEARING OFFICER: Can you tell when it was
19 registered as a rental?

20 MR. HILL: Once it was registered as a
21 rental.

22 MR. MORAN: In '08 and '011 was the last time
23 it was --

24 MR. HILL: And he purchased it from the
25 County.

1 HEARING OFFICER: And he bought it from the
2 County?

3 MR. HILL: Yeah, County --

4 MR. KOLBE: All property purchased from the
5 County has to have a Property Maintenance Inspection.

6 MR. HILL: Well, that wasn't said when he
7 purchased it.

8 MR. MORAN: Well, the last time this house
9 was certified was --

10 MR. KOLBE: From 2012 on.

11 MR. MORAN: -- 2011.

12 MR. HILL: What I'm saying is that the house
13 hadn't been empty, nothing has changed since then.

14 MR. MORAN: But we don't know that. And it
15 has to be certified. If it's a rental, it has to be
16 certified every three years.

17 MR. HILL: But it's not a rental.

18 MR. MORAN: But it's been since 2011.

19 MR. HILL: Exactly.

20 MR. MORAN: So we're in 2016, so you've gone
21 almost two -- two cycles without it being inspected.

22 MR. HILL: Right. But it was never bought
23 to -- for the intention of renting, it was bought for
24 the intention of living in it.

25 MR. MORAN: Understood. But, at that point,

1 when -- when the intent went from a rental to an
2 occupant --

3 MR. HILL: Okay. I --

4 MR. MORAN: -- as an owner-occupant, you need
5 to have a Property Maintenance Inspection.

6 MR. HILL: Okay. I'll get with him and
7 we'll -- we'll hammer this out.

8 MR. MORAN: Yeah.

9 MR. HILL: Somehow or another, we'll hammer
10 it out. I'll continue to get that stuff out of there.

11 HEARING OFFICER: Is there any way he can
12 schedule a PMI without a property owner's consent?

13 MR. KOLBE: Yeah. I mean, the property owner
14 can make application for it. You know, have him sign
15 for it and --

16 HEARING OFFICER: Is there any way --

17 MR. KOLBE: -- you know --

18 HEARING OFFICER: -- your nephew --

19 MR. KOLBE: -- have your nephew pay for it.

20 HEARING OFFICER: -- can sign for -- if you
21 take his -- do you have a way to take the application
22 to him and have him sign it?

23 MR. HILL: Sir, where he's at I don't go
24 near. I have a phobia of people with badges. The
25 frisking and I'm not trying to go in there. What I'll

1 do, get with his mom and see if she going to take it to
2 him.

3 HEARING OFFICER: Is his mother on the title
4 to the property?

5 MR. HILL: No. I guess we'll just have to
6 figure out a way to get it on there. My nephew's
7 incarcerated -- I'll just put this out there -- and
8 it's very difficult getting here. I just don't like
9 them touching me and frisking and I'm not trying to go
10 in there. But I --

11 UNIDENTIFIED WOMAN: If it helps, you could
12 have his mother take it up to wherever he's at and send
13 it to the back and have him fill it out and it would be
14 notarized.

15 MR. HILL: We're not talking about the
16 County.

17 UNIDENTIFIED WOMAN: It ain't the County.

18 MR. HILL: Okay.

19 UNIDENTIFIED WOMAN: You could even send it
20 to him. He'll have to have, like, 12, \$15 in his
21 account. But they notarized them and everything --

22 MR. HILL: Okay.

23 UNIDENTIFIED WOMAN: -- through the mail.

24 MR. HILL: Okay. Like I said, we'll work it
25 out some kind of way, you know.

1 HEARING OFFICER: Let me ask a question here.
2 If all the garbage was cleaned up, would you have cited
3 this property?

4 MR. HILL: No.

5 MR. KOLBE: Other than it was a lot of work
6 that appears being done without permits, you know.

7 HEARING OFFICER: But we don't know if work
8 was being done, do we?

9 MR. KOLBE: Well, there was a lot of windows
10 that were left there and there's a lot of new windows
11 in the house that doesn't match the siding. It doesn't
12 take a rocket scientist to figure out.

13 MR. HILL: No, no.

14 HEARING OFFICER: What I'm asking, if the
15 site was cleaned up, is this still a nuisance property,
16 other than the fact they may have violated the building
17 ordinance?

18 MR. SZKLARSKI: It was -- the only thing was
19 the windows and the debris in the driveway and the
20 porch. The only other thing I can add is that you guys
21 jumped out -- whoever lived there jumped out the
22 electricity.

23 MR. HILL: What I'm saying, just remember I
24 just stated that I called the police there in reference
25 to a matter such as that. Okay? This is why my nephew

1 moved in there, to avoid this. I can't sit in the
2 driveway and watch that house.

3 MR. SZKLARSKI: No, I completely understand.

4 MR. HILL: Other than that, the police --

5 MR. SZKLARSKI: It was shoveled. The
6 driveway was shoveled.

7 MR. HILL: That's right.

8 MR. SZKLARSKI: The family said the grass is
9 taken care of, other than that. But, I mean, if you
10 keep everything inside --

11 HEARING OFFICER: We -- yeah, we can sit here
12 all night and -- let's do this: We're going to hold --
13 I'll hold this over until our next hearing which is in
14 July.

15 MR. HILL: Okay.

16 HEARING OFFICER: Can you get -- if you can,
17 get all the garbage cleaned out of there. Can you do
18 that?

19 MR. HILL: Yes. It's pretty much gone now.
20 You know, there was a lot of things in the driveway.
21 As I ran here, I had to call to see what time it was;
22 that's what I was doing now.

23 HEARING OFFICER: Okay.

24 MR. HILL: And, like I said, it was only one
25 window, to be honest with you, and the driveway

1 wasn't -- all the rest of them was windows that -- see,
2 they got BB holes in them.

3 HEARING OFFICER: Okay. So that gives you 90
4 days. And I understand it's not you, it's your
5 nephew's problem.

6 MR. HILL: Yeah. But he can't do anything.

7 HEARING OFFICER: Yeah.

8 MR. HILL: I mean, it's not --

9 HEARING OFFICER: So but maybe, in the
10 meantime, his mother can either get her name on the
11 title or do something to get that Property Maintenance
12 Inspection. So we'll give you 90 days --

13 MR. HILL: Okay.

14 HEARING OFFICER: -- to try to resolve
15 something.

16 MR. HILL: I'll be in in the morning.

17 MR. KOLBE: Okay.

18 MR. HILL: Okay?

19 HEARING OFFICER: Okay.

20 MR. HILL: Okay. Thank you.

21 MR. KOLBE: 313 West Huron.

22 HEARING OFFICER: Your name, please?

23 MS. HAWKINS: I'm Lakeisha Hawkins.

24 HEARING OFFICER: Okay.

25 MR. SZKLARSKI: Date of inspection, 3-30-16.

1 They have pulled a -- they have pulled a building
2 permit. You need a plumbing permit, electrical permit.

3 MS. HAWKINS: He's pulled the electrical,
4 too.

5 MR. SZKLARSKI: Okay.

6 MS. HAWKINS: It might have been Monday or
7 Tuesday.

8 MR. SZKLARSKI: Okay. It is a dilapidated
9 house and garage. Vacant, no. Is not open to
10 trespass, not open to the elements. Dilapidated, yes.
11 Trim, roof, chimney and porch rotting, missing siding.
12 Evidence of being an nuisance, yes. Overgrowth,
13 debris, unkept, animal underminings, a lot of debris,
14 gas meter on, electrical meter on.

15 Our recommendation is to postpone this until
16 July Hearing Officer.

17 HEARING OFFICER: Okay. And you're able to
18 pull the permits that are necessary?

19 MS. HAWKINS: Yes. I did the electrical. If
20 I -- I heard him say that the homeowner, if they're
21 living in the house, can pull the plumbing.

22 MR. KOLBE: You can pull the trade permits if
23 there -- if there is -- but you can't because this is a
24 duplex.

25 MS. HAWKINS: Okay. Okay. Well, my roof is

1 scheduled to be done next week. So that will be done.
2 Everything's paid for and stuff. I'm just waiting on
3 them to come in and do it. So --

4 HEARING OFFICER: Okay.

5 MR. MORAN: The electrical permit has been
6 pulled; we do show that in the system now.

7 MS. HAWKINS: Yes.

8 MR. MORAN: But, when we posted it, I was
9 surprised to see there was very little done on the
10 exterior. I mean, even the garage door was still an
11 interior door on the outside and the fence. And I just
12 know, when I did the Property Maintenance, it was -- it
13 was a really big house. It is a huge undertaking and
14 task.

15 MS. HAWKINS: Uh-huh.

16 MR. MORAN: And we've gone -- you know, this
17 is, I think, the third or fourth Hearing Officer
18 meeting. So we really need to see some activity. You
19 know, try to achieve getting to that end -- end line
20 there.

21 MS. HAWKINS: Okay. But the door --

22 MR. MORAN: So it's good to hear that you had
23 the roof getting going because that's where you got to
24 start.

25 MS. HAWKINS: Uh-huh.

1 MR. MORAN: But we need to pull that -- that
2 last permit and really start seeing some activity out
3 there.

4 MS. HAWKINS: Okay. The weather done broke
5 now --

6 MR. MORAN: Okay.

7 MS. HAWKINS: -- so everything outside will
8 be done.

9 MR. MORAN: Very good.

10 MS. HAWKINS: I should be done by the next
11 meeting.

12 HEARING OFFICER: Good. We'll hold this
13 over, then, until the next meeting.

14 MS. HAWKINS: Okay.

15 MR. MORAN: Good luck.

16 MS. HAWKINS: Thank you.

17 MR. KOLBE: 92 Wesson.

18 MR. STEPHENSON: Welcome, welcome.

19 MR. SZKLARSKI: What's your name, sir?

20 MR. STEPHENSON: Oh, Deacon Nate Stephenson.

21 MR. SZKLARSKI: Date of inspection, 3-30-16.
22 Building permit has been pulled and needs a plumbing,
23 mechanical and electrical. Dangerous building, vacant,
24 dilapidated. Vacant, yes; vacant over 180 days, yes;
25 open to trespass, no; open to the elements, no;

1 dilapidated, yes. Bricks crumbling, foundation is
2 settling, overgrowth, abandoned, electric meter is on,
3 gas is locked out.

4 Our recommendation is to postpone this until
5 the July Hearing Officer, all permits must be pulled,
6 work must start.

7 HEARING OFFICER: Okay. What's your
8 schedule, sir?

9 MR. STEPHENSON: We're working on it. The
10 weather set us back and I had a situation with
11 finances. So working on it. You know what I mean?
12 We've been working on the building permit, on the stuff
13 that was written on the building permit. So we're
14 working on it.

15 HEARING OFFICER: Okay.

16 Dan, how long is the planning approval good
17 for; is that one year?

18 MR. KOLBE: Basically, a year, yeah.

19 HEARING OFFICER: So your -- your planning
20 approval is only good for one year and that expires --

21 MR. KOLBE: You need to pick up pace big
22 time.

23 MR. STEPHENSON: Planning --

24 HEARING OFFICER: -- September 28th.

25 MR. STEPHENSON: Planning what?

1 HEARING OFFICER: You were approved by the
2 Planning Department --
3 Or Planning Commission?
4 MR. KOLBE: Planning Department, right.
5 HEARING OFFICER: Planning Department.
6 MR. STEPHENSON: Okay.
7 HEARING OFFICER: -- last September --
8 MR. STEPHENSON: All right.
9 HEARING OFFICER: -- and that approval is
10 only good for one year. So, if you don't complete the
11 process --
12 MR. STEPHENSON: Oh.
13 HEARING OFFICER: -- or at least almost
14 complete the process, you could lose your planning
15 approval and have to go through the whole process
16 again.
17 MR. STEPHENSON: Oh. Like recertify that?
18 We're a church.
19 HEARING OFFICER: Yep.
20 MR. STEPHENSON: Oh, okay. I mean, I'm
21 hoping --
22 MR. KOLBE: That's why I'm trying to tell
23 you, you got to get it moving because we come back
24 every three months and --
25 MR. STEPHENSON: How you feeling?

1 MR. KOLBE: -- you know, the building permit
2 was pulled back in January.

3 MR. STEPHENSON: It was. Got it
4 January 22nd, 3rd.

5 MR. KOLBE: Right. And we've done what since
6 then?

7 MR. STEPHENSON: We've been working. I
8 didn't run down here and tell you all but the lattice
9 and stuff --

10 MR. KOLBE: But, you know, the electrical,
11 mechanical and plumbing need to get pulled so
12 they're --

13 MR. STEPHENSON: Man --

14 MR. KOLBE: -- showing progress --

15 MR. STEPHENSON: -- the weather's --

16 MR. KOLBE: -- and moving --

17 MR. STEPHENSON: -- been crazy.

18 MR. KOLBE: -- forward.

19 MR. STEPHENSON: You know, El Nino kind of
20 did a thing on us. You know what I mean?

21 So it has been kind of crazy, you know. I --
22 you know, I got a house, I'm doing -- you know, I'm
23 working, I'm doing a little work. Okay? We've been
24 working on it and I do understand, I appreciate your
25 patience. We're making it happen. So, by July --

1 what's the date in July?

2 MR. KOLBE: July 13th.

3 MR. STEPHENSON: Before July, we'll be down
4 here. And what did you say next is, plumbing?

5 MR. KOLBE: All three. All three are needed;
6 plumbing, electrical and mechanical.

7 MR. STEPHENSON: I'm trying to knock them out
8 as best I can. You line them up, I'm going to knock
9 them down. But we got this building thing which is
10 like three or four things. You have it there.

11 MR. KOLBE: By July, your building permit is
12 going to be expired.

13 MR. STEPHENSON: Yes. That's why I'm trying
14 to do expeditiously.

15 MR. KOLBE: We're trying to get you through
16 so you don't have more money to extend a permit and you
17 have the September date over your head.

18 MR. STEPHENSON: I understand. My grandma
19 used to say -- or add, "Haste makes waste." And I
20 understand it's been a minute so I'm making the best
21 of -- you know what I mean? I'm moving as
22 expeditiously as possible.

23 HEARING OFFICER: There's also the penny-wise
24 pound-foolish, you wait too long, you're going to be
25 paying for permits twice, so --

1 MR. STEPHENSON: I understand a penny saved
2 is a penny earned, so --

3 HEARING OFFICER: -- and trying to go through
4 the planning process again, so --

5 MR. STEPHENSON: Yeah, I know.

6 HEARING OFFICER: Okay?

7 MR. STEPHENSON: We're working on it. We're
8 working on it, honestly. I mean, to be honest, you see
9 how I'm dressed? You know, normally, I come in a
10 little different attire for you guys, you know. But
11 I've been working, you know. I'm a hands-on kind of
12 guy.

13 HEARING OFFICER: Okay. So we'll hold this
14 over until our July meeting but you've got to pull the
15 remaining permits and make progress. Okay?

16 MR. STEPHENSON: Pull the remaining permits
17 before the building is done?

18 MR. KOLBE: Oh, yeah, yeah.

19 MR. STEPHENSON: All right. Tell me this,
20 real quick. Quick story -- not really a story, just a
21 quick question. Building, I already had a permit for
22 the building, right?

23 MR. KOLBE: Correct.

24 MR. STEPHENSON: Do I have a final or a check
25 before I go to plumbing?

1 MR. KOLBE: You cannot get a final building
2 before you got your plumbing, electrical and mechanical
3 done.

4 MR. STEPHENSON: I'm sorry. I said the wrong
5 process. I have a building permit, right?

6 MR. KOLBE: Right.

7 MR. STEPHENSON: Can I pull my plumbing and
8 mechanicals, like --

9 MR. KOLBE: Please.

10 HEARING OFFICER: Right now.

11 MR. KOLBE: Tomorrow. I mean --

12 MR. STEPHENSON: That's what I was asking,
13 you know, I didn't understand.

14 MR. KOLBE: They need to be pulled and
15 completed before you can go on to finish the building.

16 MR. STEPHENSON: All right.

17 MR. KOLBE: You have to have a final
18 plumbing, final mechanical and final electrical before
19 you can have a final building.

20 MR. STEPHENSON: Okay.

21 MR. KOLBE: That's what we're saying; you got
22 to get these moving along or you're -- you know, you're
23 going to be -- you have to continually renew that
24 building permit until you get all the rest of them
25 done. And at 50 bucks a pop, that's going to start

1 costing you some money.

2 HEARING OFFICER: Okay.

3 MR. STEPHENSON: All right.

4 HEARING OFFICER: So we're holding you

5 over --

6 MR. STEPHENSON: Until July?

7 HEARING OFFICER: -- but you need to get the

8 permits and make progress. Okay?

9 MR. STEPHENSON: Okay.

10 HEARING OFFICER: Thank you.

11 MR. STEPHENSON: I appreciate you guys.

12 HEARING OFFICER: Next, Dan?

13 MR. KOLBE: Don't recognize them.

14 The address?

15 MR. MORAN: 215.

16 MR. FRANTZ: 215 West Cornell.

17 MR. KOLBE: 215 West Cornell.

18 MR. FRANTZ: Glen Frantz.

19 MR. SZKLARSKI: Date of inspection, 3-31-16.

20 Building permit has been issued. Reason, dilapidated,

21 poorly maintained structure. Vacant, no; vacant for

22 over 180 days, no; closed to the elements, yes;

23 dilapidated, yes; being a nuisance, yes. Over --

24 overgrowth, debris, unkept, dumpster -- there is

25 progress, there's a dumpster in the front yard. Gas

1 meter locked off, electrical on.

2 Our recommendation is to place this onto the
3 demolition list.

4 HEARING OFFICER: Okay. And we -- do we --
5 we don't have permits. We have a building permit.

6 MR. KOLBE: That's for part of the work.
7 Basically, it was for an update to the back wall and
8 the roof. But we knew it had to have more that had to
9 be -- simply they were able to do --

10 -- would you say, Dave, most or all of the
11 Property Maintenance Inspection on the two trips you've
12 made?

13 MR. MORAN: Yes.

14 MR. KOLBE: I mean, as you can see by the
15 inside, there's --

16 MR. MORAN: I need to get inside.

17 MR. KOLBE: There were some rooms totally
18 inaccessible.

19 MR. MORAN: Yeah, the problem here is it's a
20 two-bedroom home and neither one of the bedrooms are
21 accessible, nor are there sleeping --

22 MR. FRANTZ: Quarters.

23 MR. MORAN: -- quarters or beds. There's no
24 toilet in this one bathroom facility -- or home.
25 There's no toileting capabilities here. There's no

1 shower or tub that is functional. In fact, the tub and
2 shower are completely full.

3 MR. FRANTZ: That has been cleared and I told
4 you that I'll -- I bought the kit to put inside the
5 tank. I hadn't done that yet.

6 MR. MORAN: There is no toileting facility in
7 this home.

8 MR. FRANTZ: I understand. I didn't get the
9 tank in. And the back wall's been done. All the wood
10 that you requested is put up to finish the structure.

11 MR. MORAN: It's, essentially, inaccessible,
12 most of the house. There was some --

13 MR. FRANTZ: Now, I have a hide-away couch in
14 my living room. I slept on that. Now, the one room,
15 we don't have -- we don't have money for a storage
16 facility so we did put stuff in the one room. Now, the
17 room that had the wall repaired, that's been almost
18 cleared. And the backyard, I got the rest of the
19 debris up since you guys came and took pictures for
20 this meeting, I got all that thrown in the dumpster.
21 Only thing I need is a nice brush hog to cut that grass
22 back there. Other than that --

23 MR. MORAN: It's --

24 MR. FRANTZ: I mean, I have complied
25 everything -- I've been busting a hump at home, and

1 mostly by myself. I'm an amputee. But, my wife, she's
2 not able to do it. I've been working hard as I can.

3 HEARING OFFICER: There's no plumbing
4 facilities?

5 MR. MORAN: (Shakes head.)

6 MR. FRANTZ: But that's the thing; I have the
7 repair kit for the toilet. I hadn't gotten in the tank
8 because I was busy working on everything else that took
9 my time up.

10 MR. MORAN: It's been about since I've been
11 in there and it's still not done. So it's a very
12 difficult situation for me because here I know there's
13 people occupying there. But, if there was nobody in
14 this house, I would have placed a condemned sticker on
15 the front window without question. And I still feel
16 that it needs to be condemned.

17 MR. FRANTZ: For what; what's the reason?
18 Give me the reason why it needs to be condemned.

19 MR. MORAN: Well, there's a whole multitude
20 of reasons.

21 MR. FRANTZ: Read them off to me. That's
22 what this meeting is about, right?

23 MR. MORAN: It's not a habitable structure.

24 MR. FRANTZ: Why --

25 HEARING OFFICER: Excuse me. I'm looking at

1 pictures that are dated February 19th.

2 MR. FRANTZ: That's old stuff.

3 HEARING OFFICER: And there's no drywall,
4 it's bare studs, there's garbage piled everywhere.

5 MR. FRANTZ: There is a wall back there now.
6 He saw it. He saw this.

7 HEARING OFFICER: Well, it appears to be a
8 new wall.

9 MR. FRANTZ: Oh, yeah, there is. There's a
10 brand new wall.

11 HEARING OFFICER: There's no insulation, it's
12 open to the attic. There's a pile of garbage on the
13 floor.

14 MR. MORAN: Water was pouring in the house
15 the day I inspected it.

16 MR. FRANTZ: That was the thing because that
17 section of the roof, when I put all the sheeting I put
18 up, that has been sealed. I know the roof needs to be
19 done, it's not leaking anywhere else. But that's one
20 of the most -- that's the most expensive part of what
21 we're trying to do. And we're working on a very tight
22 budget, on pennies. And if --

23 MRS. FRANTZ: There's no drywall or anything
24 because we were waiting for him to come back out to
25 look at that wall to give us the okay so we could put

1 the drywall and everything up. And, when he was there
2 on this last inspection part, he never went back into
3 that bedroom to look at that bedroom.

4 MR. KOLBE: When did you call in for the
5 inspection?

6 MRS. FRANTZ: It was the second part of the
7 inspection.

8 MR. KOLBE: When did you call in for the
9 inspection?

10 MR. FRANTZ: Oh, that's when I purchased the
11 inspection --

12 MRS. FRANTZ: Oh.

13 MR. FRANTZ: -- permit, he came on the 19th.

14 MR. KOLBE: Did you --

15 MR. FRANTZ: And then I asked --

16 MR. KOLBE: -- call and ask for a rough
17 framing inspection?

18 MR. FRANTZ: Oh.

19 MR. KOLBE: Yes or no?

20 MR. FRANTZ: No. He was there.

21 MR. KOLBE: Besides, he wouldn't have been
22 able to do it -- you know, start doing that because --

23 MR. FRANTZ: Because, I mean, when he was
24 there for the Property Maintenance Inspection on the
25 first part of it, he told me what I needed to put in.

1 There were, like, two --

2 MR. MORAN: I was there for a rough frame
3 inspection. That frame inspection was disapproved.
4 You needed to make corrections that we discussed, that
5 you're pointing out --

6 MR. FRANTZ: No, no -- yeah, you --

7 MR. MORAN: -- and then re-call the
8 inspection.

9 MR. FRANTZ: Yeah, you told me --

10 MR. MORAN: The second time I was out
11 there --

12 MR. FRANTZ: -- I had two --

13 MR. MORAN: -- for a Property --

14 MR. FRANTZ: -- two-by-fours --

15 MR. MORAN: -- Maintenance.

16 MR. FRANTZ: -- and that one brace.

17 MR. MORAN: I wasn't there --

18 MRS. FRANTZ: You guys don't make nothing
19 clear to anybody!

20 HEARING OFFICER: Excuse me. Don't yell.

21 MRS. FRANTZ: I'm sorry. I've been having
22 severe headaches and, because of all this, they're even
23 worse. But nobody makes anything clear to anybody. We
24 thought that this inspection thing was to come back out
25 to check that back wall. Then, when he gets there, he

1 decides to go through our whole house. We didn't know
2 that they were coming to come through our whole house.
3 We thought it was to inspect the back wall and our
4 yard.

5 MR. MORAN: This Property Maintenance
6 Inspection was scheduled. And, since the basement was
7 completely inaccessible, Mike Wilson accommodated the
8 request to do a two-day inspection.

9 MR. FRANTZ: Yes. And he allowed --

10 MR. MORAN: So we did --

11 MR. FRANTZ: -- us to come back --

12 MR. MORAN: -- the first part --

13 MR. FRANTZ: -- for the --

14 MR. MORAN: -- of the inspection --

15 MR. FRANTZ: -- inspection.

16 MR. MORAN: -- you saw on the older pictures.

17 HEARING OFFICER: Uh-huh.

18 MR. MORAN: And, at that time, I did a rough
19 frame of his back wall. There were corrections that
20 needed to be done.

21 MR. FRANTZ: And those are done.

22 MR. MORAN: The second time I came for the
23 Property Maintenance it was strictly for the basement.
24 I was not rescheduled to do a reinspection of the
25 frame. There was no -- there was no building --

1 HEARING OFFICER: You were still trying to
2 finish --

3 MR. MORAN: -- inspection.

4 MR. FRANTZ: If I call for that, can we
5 correct the situation, if I call ahead --

6 MR. MORAN: You'll have to call --

7 MR. FRANTZ: -- on what I had done?

8 MR. MORAN: -- for a reinspection on the
9 building permit, rough frame.

10 MR. FRANTZ: Say it again for me.

11 MR. MORAN: You'll have to re-call the rough
12 frame inspection.

13 MR. FRANTZ: Okay. I'm going to have to call
14 you to have you come in and do it, right?

15 MR. MORAN: You'll have to call the main
16 office.

17 MR. FRANTZ: Okay.

18 MR. MORAN: Ask for reinspection of the rough
19 frame aspect of your building permit.

20 MR. FRANTZ: Okay.

21 MR. MORAN: That was not part of that
22 secondary portion of my Property Maintenance
23 Inspection.

24 MR. FRANTZ: Well, I know, when you were
25 there the first time, you did point out to me the two

1 things in the rough framing that needed to be done.

2 MR. MORAN: Because, on that same day --

3 MR. FRANTZ: Right.

4 MR. MORAN: -- I did the initial Property
5 Maintenance --

6 MR. FRANTZ: Right.

7 MR. MORAN: -- I was also scheduled to do a
8 rough frame inspection.

9 MR. FRANTZ: I didn't know that. I knew you
10 were coming for a basic Property Maintenance
11 Inspection.

12 MRS. FRANTZ: That's what I'm saying. But
13 you didn't tell us that we had to have you come back
14 out to just inspect that wall.

15 MR. MORAN: Well, when you have an inspection
16 that's not approved, there has to be a secondary
17 inspection.

18 MRS. FRANTZ: Okay. Well, we don't work for
19 you guys. We don't know all what goes on with you
20 guys.

21 HEARING OFFICER: Has this been in front of
22 us before --

23 MR. KOLBE: Um-hmm.

24 HEARING OFFICER: -- or this is the first
25 time?

1 MR. KOLBE: No.

2 HEARING OFFICER: It's been in front of us
3 before?

4 MR. KOLBE: Uh-huh. Back in January.

5 HEARING OFFICER: But they have a valid
6 building permit?

7 MR. FRANTZ: Yeah. It's in the window at
8 home. It's good through July.

9 HEARING OFFICER: Yeah. They have a valid
10 permit, correct?

11 MR. KOLBE: Right. Well, to what was --

12 HEARING OFFICER: For -- they have a valid --

13 MR. KOLBE: -- described --

14 HEARING OFFICER: -- building permit.

15 MR. KOLBE: -- to us.

16 HEARING OFFICER: But they will need an
17 electrical permit.

18 MR. KOLBE: I believe the other permits are
19 also needed on it. But, again, the building permit
20 that was issued was for the trying to get the back of
21 the house sealed up because we knew that was
22 definitely --

23 HEARING OFFICER: Yeah.

24 MR. KOLBE: -- an item that needed to be on
25 it.

1 MR. FRANTZ: And which that was -- which we
2 did seal that up and made it safe. So --

3 MR. KOLBE: All right.

4 MR. FRANTZ: But I will call the Building
5 Department and have him come out and check those
6 corrections that needed to be made or additions to the
7 wall. Because it was a brace and then two eight-foot
8 two-by-fours had to be put into the corners, and which
9 that was done.

10 HEARING OFFICER: Okay. So I'm going to hold
11 this over until our next hearing --

12 MR. FRANTZ: Okay.

13 HEARING OFFICER: -- on the condition that,
14 number one, you re-call your rough frame inspection --

15 MR. FRANTZ: Okay.

16 HEARING OFFICER: -- or your building
17 inspection --

18 MR. FRANTZ: Okay.

19 HEARING OFFICER: -- as indicated by the
20 Building Department.

21 MR. FRANTZ: So I'll have Dan come out and
22 check that.

23 MR. KOLBE: I don't do it.

24 HEARING OFFICER: And then you need to apply
25 for whatever other building permits or electrical,

1 mechanical, plumbing are required based upon the
2 Property Maintenance Inspection that was conducted.

3 MR. FRANTZ: Right. That's what it said in
4 the papers.

5 HEARING OFFICER: Right.

6 MR. MORAN: Right.

7 HEARING OFFICER: And then you need to clean
8 up the site.

9 MR. FRANTZ: Oh, yeah. That's getting -- the
10 pictures you have of the backyard, now it's totally --
11 the grass is still bent over, that's got to be brush
12 hogged down but all the other junk is gone.

13 HEARING OFFICER: We'll hold this over, give
14 you 90 days. But you've got to make progress.

15 MR. FRANTZ: Absolutely. Hey, he's both -- I
16 forget his name. I know Dan's name better than I do
17 his. But they came out -- I mean, I filled that joker,
18 it was gone. And they pulled it out of the outside.
19 Glad I got it out. But, yeah, there's more work that
20 needs to be done and we understand that.

21 And over 21 years of living there and things
22 have happened, it's hard to get rid of 21 years of
23 things just in a couple days but it will be done.

24 MR. MORAN: All the trade permits are
25 required there, too. So we do need to have plumbing,

1 electrical and mechanical permits pulled.

2 MR. FRANTZ: Okay.

3 HEARING OFFICER: Okay. And is garbage
4 pickup -- is that a charge per bag or is it in the
5 property tax?

6 MR. MORAN: He's got a dumpster in the front
7 yard.

8 MR. KOLBE: He's got a dumpster.

9 HEARING OFFICER: I see that.

10 MRS. FRANTZ: The dumpster's gone.

11 MR. FRANTZ: Yeah, it's full. And it's gone.

12 MR. SZKLARSKI: We have a pick-up coming up.

13 MR. KOLBE: Well, it's not a pick-up but
14 there's free dump days. There's three days this year
15 that they do free dump days at the landfill.

16 MR. FRANTZ: Do you know what days those are?

17 MR. KOLBE: Not off the top of my head.

18 MR. FRANTZ: Oh. They just do it randomly?

19 MR. KOLBE: They're all between now and
20 May 14th, something like that.

21 MR. FRANTZ: Okay.

22 MR. KOLBE: You can call Public Works and
23 they'll be able to --

24 MR. FRANTZ: Okay.

25 MR. KOLBE: -- give you an exact date. But

1 that needs to be done.

2 MR. FRANTZ: Public Works.

3 HEARING OFFICER: Okay?

4 MR. FRANTZ: Okay.

5 HEARING OFFICER: So we'll hold you over

6 until our next hearing --

7 MR. FRANTZ: All right.

8 HEARING OFFICER: -- in July.

9 MR. FRANTZ: All right. I'll be giving you a

10 call and having you come out. Thanks a lot.

11 HEARING OFFICER: We're just starting at the

12 beginning here?

13 MR. KOLBE: Yeah, if you'd like.

14 HEARING OFFICER: 264 Cesar Chavez.

15 MR. SZKLARSKI: 264 Cesar Chavez. Date of

16 inspection 3-31-16. Has no permits pulled, fire

17 damage, vacant. Vacant, yes; vacant for over 180 days,

18 yes. The front rear door's open, multiple windows.

19 Dilapidated, yes; a nuisance, yes. Overgrowth, debris,

20 unkept, animal underminings. Broken windows, yes. Gas

21 meter gone, electric meter off.

22 Our recommendation is to place this onto the

23 demolition list.

24 HEARING OFFICER: So ordered.

25 296 Crystal Lake Drive.

1 MR. SZKLARSKI: Date of inspection, 3-30-16.
2 There had been no permits issued. Dilapidated
3 structure. Vacant, yes; vacant for over 180 days, yes;
4 open to trespass, no; open to elements, yes; soffit,
5 trim, porch dilapidated, yes; a nuisance, yes.
6 Overgrowth, debris, unkept, under -- animal
7 underminings, gas meter locked out, electric meter on.
8 Our recommendation is to place it on the
9 demolition list.

10 HEARING OFFICER: So ordered.
11 169 Dwight Avenue.

12 MR. SZKLARSKI: Date of inspection, 3-30-16.
13 Building permit has been issued, plumbing has been
14 issued, mechanical has not, electrical has not. This
15 is not a vacant structure. Open to trespass, no; open
16 to elements, no. Replaced roof. Tree has fallen.
17 Garage needs work. Overgrowth, debris, gas meter is
18 on, electric meter is on.

19 Postpone until July Hearing Officer if
20 permits are finalized.

21 HEARING OFFICER: Dan.

22 MR. KOLBE: Yes?

23 HEARING OFFICER: What's the status?

24 MR. MORAN: This is a really good house. I
25 mean, she's almost there. We're just --

1 HEARING OFFICER: She is making progress?

2 MR. KOLBE: She is making progress; that's
3 why we, you know --

4 HEARING OFFICER: Okay.

5 MR. KOLBE: Her permit's basically valid. So
6 we're going to give her the benefit of the doubt.

7 HEARING OFFICER: Okay. Postponed until the
8 next hearing.

9 235 West Fairmount Avenue.

10 MR. JACKSON: Date of inspection, 3-31-16.
11 Building posting, 3-31-16. Vacant, dilapidated, house
12 and garage open to trespass. Vacant, yes; vacant over
13 180 days, yes; open to trespass, yes, garage door; open
14 to elements, yes; roof and garage dilapidated, yes.
15 Roof on house to garage, siding and trim, tarp on roof.
16 Evidence of attractive nuisance, yes. Gas meter locked
17 out, electrical meter off.

18 Placement on the demolition list recommended.

19 HEARING OFFICER: So ordered.

20 It doesn't look like a bad house, though.

21 MR. MORAN: No.

22 HEARING OFFICER: Lost to the bank?

23 183 Fisher Avenue.

24 MR. SZKLARSKI: Date of evidence -- or date
25 of inspection, 3-30-16. There have been no permits

1 issued, dangerous building. Vacant, yes; vacant over
2 180 days, yes. Open to trespass, rear door, two rear
3 windows, garage door missing. Open to elements, yes.
4 Rear door, two rear windows, garage door missing.
5 Dilapidated, yes. Foundation cracking, siding, trim,
6 windows, garage are dilapidating -- dilapidated.
7 Overgrowth, debris, unkept, broken windows. Attractive
8 nuisance, yes.

9 Our recommendation is to place on the
10 demolition list.

11 HEARING OFFICER: So ordered.

12 MR. MORAN: When you guys are reading that,
13 you don't have to say "yes", just say -- well, you
14 describe it. So it's dilapidated, it's this, it's
15 that. But you don't have to say "yes".

16 MR. SZKLARSKI: Okay.

17 MR. MORAN: Run through it.

18 HEARING OFFICER: 42 Franklin Boulevard.

19 MR. JACKSON: Date of inspection, 3-30-16.
20 Building permit pulled. Dilapidated and rotted
21 components, not vacant, not vacant over 180 days. Open
22 to the elements, dilapidated, rotted roof, fascia,
23 soffits, brick crumbling under rotted substructure,
24 evidence of attractive nuisance -- attractive nuisance,
25 garage.

1 Recommendation's postponement until July
2 while work progresses.

3 HEARING OFFICER: Postponed until the next
4 hearing.

5 MR. MORAN: The other thing, too, if it's not
6 vacant, you don't have to say, "Vacant, no." You just
7 don't read that --

8 MR. JACKSON: Okay.

9 MR. MORAN: -- if it's not vacant. Again,
10 just hit the bullet points.

11 HEARING OFFICER: He's trying to catch up to
12 Kevin.

13 MR. MORAN: I know this is a learning process
14 here. Just --

15 HEARING OFFICER: 65 Gillespie Avenue.

16 MR. SZKLARSKI: Date of inspection, 3-30-16,
17 no building permits have been issued. This is a vacant
18 structure, over 180 days, front and rear door, garage
19 door open to the elements, front and rear garage door
20 dilapidated, undergrowth, debris, unkept, broken
21 windows, guardrails, handle -- handrails are missing on
22 both porch steps, gas meter locked out, electric meter
23 off.

24 Our recommendation is to place on the
25 demolition list.

1 HEARING OFFICER: So ordered.

2 MR. MORAN: The motion list?

3 MR. SZKLARSKI: Demolition list.

4 MR. MORAN: Oh.

5 MR. SZKLARSKI: I said "demolition list."

6 MR. MORAN: I'm having a hard time hearing.

7 HEARING OFFICER: 500 West Huron Street.

8 MR. JACKSON: Date of inspection, 3-16-16.

9 Dilapidated, vacant commercial building, vacant over

10 180 days, open to trespass, open to the elements, rear

11 door and two east side windows. Dilapidated, yes.

12 Soffits, trim, windows, evidence of attractive

13 nuisance, overgrown, debris, unkept, broken windows,

14 gas meter not visible, electric meter off.

15 Recommendation, placement on the demolition

16 list.

17 HEARING OFFICER: So ordered.

18 132 Jackson Street.

19 MR. SZKLARSKI: Date of inspection, 3-30-16.

20 No permits have been issued, vacant, dilapidated

21 structure and garage, vacant over 180 days. Front

22 upper windows, side windows and upper west gable

23 window -- let's see. Dilapidated roof, siding, trim,

24 gutters rotted, rear porch settling, overgrowth,

25 debris, unkept, animal underminings, broken windows,

1 gas meter on, electric meter off.

2 Our recommendation, to place on the
3 demolition list.

4 HEARING OFFICER: So ordered.

5 283 South Jessie Street.

6 MR. JACKSON: Date of inspection, 3-30-16.

7 Vacant, open to trespass, dilapidated. Front entry
8 porch window, upper window, all south-side windows,
9 rear windows open to trespass, open to the elements.
10 Front entry, porch window, upper windows on the south
11 side, entry windows dilapidated, yes. Evidence of
12 attractive nuisance, overgrown, debris, unkept, gas
13 meter locked out, electric meter gone.

14 Placement on the demolition list is
15 recommended.

16 HEARING OFFICER: So ordered.

17 384 Osmun Avenue.

18 MR. SZKLARSKI: Date of inspection, 3-30-16.

19 No -- no building permits have been pulled. Vacant and
20 dilapidated structure. Vacant for over 180 days.

21 Basement window, main floor windows have been broken
22 out. Open to the elements, basement windows, main
23 floor windows dilapidated. Evidence of a nuisance,
24 yes. Debris, unkept, broken windows, gas meter on,
25 electric meter gone.

1 Our recommendation is to place this on our
2 demolition list.

3 HEARING OFFICER: So ordered.

4 527 Pearsall Avenue.

5 MR. JACKSON: 527 Pearsall Avenue. Date of
6 inspection 3-30-16. Building permit, mechanical permit
7 issued. Vacant, no; dilapidated, yes. Evidence of
8 attractive -- of attractive nuisance, debris, unkept,
9 broken -- no broken windows. Gas meter pulled,
10 electric meter on.

11 Postponement to July 2016 Hearing Officer
12 meeting while work concludes recommended.

13 HEARING OFFICER: Okay.

14 MR. KOLBE: I was going to say, there's a lot
15 of work that's been done on the house. It's nearing
16 completion. They were having some issues on the
17 inside. The renter -- the person that was there was
18 squatting so they had to do some evictions before they
19 could get the work done on the inside of the house
20 so --

21 HEARING OFFICER: We'll hold it over until
22 our next meeting.

23 123 Prospect Street.

24 MR. SZKLARSKI: Date of inspection, 3-30-16.
25 No building permits have been issued. Vacant,

1 dilapidated structure and garage, vacant over 180 days,
2 open to trespass. Porch access, broken windows,
3 soffit, porch access, dilapidated, rotting. Rotting,
4 missing siding, trim, soffit and roof, foundation
5 settling and garage. Attractive nuisance, yes.
6 Overgrowth, debris, unkept, animal underminings, broken
7 windows, gas meter locked out, electric meter off.

8 Inspector's recommendations is to place on
9 the demolition list.

10 HEARING OFFICER: So ordered.

11 185 Prospect Street.

12 MR. JACKSON: 185 Prospect Street. Date of
13 inspection 3-30-16. No permits issued. Vacant,
14 dilapidated house and garage, vacant over 180 days,
15 open to trespass, multiple windows broken, porch
16 access, rear entry door, basement windows and garage,
17 open to elements. Dilapidated, yes. Evidence of
18 attractive nuisance, overgrown, debris, unkept, broken
19 windows, much debris inside and out, gas meter and
20 electric meters are missing.

21 Placement onto the demolition list
22 recommended.

23 HEARING OFFICER: So ordered.

24 312 Raeburn Street.

25 MR. SZKLARSKI: Date of inspection, 3-30-16.

1 Vacant, open to trespass, moldy conditions throughout
2 interior, vacant for over 180 days. Front door, east
3 side window, open to the elements. Front door, east
4 side window dilapidated. Mold conditions in the
5 basement, main floor open, electrical junction in rear.
6 Evidence of being a nuisance, yes. Debris, unkept, gas
7 meter locked out, electric meter on.

8 Inspector's recommendation is to place on the
9 demolition list.

10 HEARING OFFICER: So ordered.

11 1237 Stanley Avenue.

12 MR. JACKSON: 1237 Stanley Avenue. Date of
13 inspection 3-31-16. Dilapidated dangerous house.

14 Vacant, yes, vacant over 180 days; dilapidated, yes.

15 Corner of house, siding and trim dilapidated. Evidence
16 of attractive nuisance, debris, gas meter on, electric
17 meter on.

18 Placement on the demolition list recommended.

19 HEARING OFFICER: So ordered.

20 141 Vernon Drive.

21 MR. SZKLARSKI: Date of inspection, 3-31-16.

22 Dangerous building, vacant, dilapidated house, over 180
23 days, rear window is open, open to the elements, rear
24 window. Siding missing, attractive nuisance,
25 overgrown, debris, unkept, broken windows, gas meter

1 on, electric meter gone, wires cut.

2 Inspector's recommendation, place on
3 demolition list.

4 HEARING OFFICER: So ordered.

5 314/316 East Wilson Avenue.

6 MR. JACKSON: 314/316 East Wilson Avenue.

7 Date of inspection, 3-30-16. Vacant, dilapidated
8 structure, open to trespass, vacant over 180 days, open
9 to trespass, front entry door at Unit 316 open to the
10 elements, entry door at Unit 316 dilapidated, rotted
11 siding, soffits, trim, roof, windows and rear deck,
12 evidence of attractive nuisance, overgrown, debris,
13 unkept, animal undermining. Gas meter, both locked
14 out. Electric meter, off and gone.

15 Placement on the demolition list recommended.

16 HEARING OFFICER: So ordered.

17 MR. MORAN: What happened to this one? We
18 moved this from January.

19 HEARING OFFICER: Which one?

20 MR. MORAN: This 12 -- wasn't it -- which one
21 was it, 1237 Stanley?

22 MR. KOLBE: Yeah. They've done nothing.

23 MR. MORAN: I'm trying to think.

24 MR. KOLBE: The one the car hit?

25 MR. MORAN: Yeah. Wasn't he working on that?

1 MR. SZKLARSKI: No. The whole thing's off
2 the foundation.

3 MR. KOLBE: No permits.

4 MR. MORAN: He hasn't pulled anything. I'm
5 surprised because they --

6 MR. KOLBE: No Property Maintenance.

7 MR. MORAN: They were making an insurance
8 claim to --

9 MR. KOLBE: Yeah.

10 MR. MORAN: -- not rehab the house?

11 MR. KOLBE: Yeah. But there was no Property
12 Maintenance Inspection pulled, no permits pulled, no --

13 MR. MORAN: So, if they want to salvage
14 anything out of this, it would have to be at the
15 Appeals Board meeting.

16 MR. KOLBE: Uh-huh.

17 HEARING OFFICER: They -- I remember the
18 property owner was working with the insurance company.

19 MR. MORAN: Right.

20 HEARING OFFICER: And he said if he couldn't
21 get the right settlement that he was going to walk away
22 from it, if I recall properly.

23 MR. KOLBE: Correct.

24 HEARING OFFICER: So that may have been what
25 happened or he got a good settlement and decided to

1 walk away from it. So you never know.

2 MR. MORAN: And did we talk about Pearsall?

3 MR. KOLBE: Yes.

4 MR. MORAN: We're extending that?

5 MR. KOLBE: Correct.

6 MR. MORAN: Postponed?

7 MR. KOLBE: It's being postponed. Like I
8 said, basically the outside of the house looks very
9 good. Work has to be done on the inside but they had
10 some squatters or the tenants that were there, when
11 they acquired the house, they weren't leaving.

12 HEARING OFFICER: Any other business?

13 MR. MORAN: I'm all set.

14 HEARING OFFICER: That concludes today's
15 hearing.

16 (Meeting was concluded at 5:21 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (83) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

