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1 Pontiac, Michigan

2 Wednesday, July 13, 2016

3 4:03 p.m.

4 HEARING OFFICER: Call today's hearing to
5 order. I'm George Hartman, the Hearing Officer today.

6 Gentlemen from the City, will you please
7 introduce yourselves.

8 MR. MORAN: My name is David Moran, Building
9 Inspector, Code Enforcement Officer.

10 MR. JACKSON: Money Jackson, Code Enforcement
11 Officer.

12 MR. KOLBE: Dan Kolbe, clerical.

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

15 (Pledge of Allegiance recited by all.)

16 MR. KOLBE: 169 Ogemaw.

17 HEARING OFFICER: 169 Ogemaw. Your name,
18 please.

19 MS. MELTON: Benita Melton.

20 HEARING OFFICER: Okay.

21 MR. JACKSON: 169 Ogemaw, single-family
22 structure. Date inspected, 6-30-16. Building permit
23 pulled. Vacant, deteriorating house and garage, mold
24 conditions in house. Vacant over 180 days.
25 Dilapidated roof. Siding, soffits and -- are rotted,

1 interior full of mold, water in basement, wall
2 separating inside garage, attractive nuisance,
3 overgrown, debris, unkempt, much debris in house. Gas
4 meter on, electric meter off.

5 Inspector recommendation is postponement
6 until the October 2nd, 2016 Hearing Officer as work
7 progresses.

8 MR. KOLBE: The owner has pulled -- not a
9 Property Maintenance Inspection, pulled a plumbing
10 permit.

11 HEARING OFFICER: Okay.

12 MR. KOLBE: There's going to have to be
13 trades to pull the other permits. But, because she's
14 progressing along, that was my recommendation.

15 HEARING OFFICER: Okay. So you're prepared
16 to move along with renovations?

17 MS. MELTON: Yes.

18 HEARING OFFICER: Okay. Good.

19 MS. MELTON: Yes, very much so.

20 HEARING OFFICER: So we'll hold things over,
21 then, until our next meeting.

22 Which is?

23 MR. KOLBE: It will be October 12th.

24 HEARING OFFICER: October 12th, 2016 meeting.
25 Okay?

1 MS. MELTON: Yes. There will be progress
2 then, definitely.

3 HEARING OFFICER: Okay. Great.

4 MS. MELTON: Great. Thank you.

5 HEARING OFFICER: Thank you.

6 MR. KOLBE: 76 Edison.

7 MR. JACKSON: 76 Edison Street, duplex. Date
8 of inspection, 6-29-16. A building permit pulled.
9 Vacant, deteriorating structure. Vacant over 180 days,
10 dilapidated, siding melted and coming off. Graffiti,
11 rear porch, siding and trim. Attractive nuisance,
12 overgrown, debris, unkempt, animal undermining broken
13 windows. Both the gas and electric meters are off.
14 One is pulled. Open meter box.

15 Inspector recommendation is postponement as
16 permit is pulled.

17 HEARING OFFICER: Okay. Your name, please.

18 MR. KATZ: Bruce Katz. And this is
19 Jose Silva. I own the property. Jose has bought it
20 from me on a land contract. I'm working with him.
21 We've taken out our initial permit. And I'm working
22 with him to help get the house up. We hope by the next
23 meeting to have it ready to go. He's looking forward
24 to moving in and being a homesteaded owner in Pontiac.

25 HEARING OFFICER: Okay. Very good. So we'll

1 postpone this, then, until our October meeting.

2 MR. KATZ: Great.

3 HEARING OFFICER: Thank you.

4 MR. KATZ: Thank you.

5 MR. KOLBE: 69 Strathmore.

6 MR. JACKSON: 69 Strathmore, single-family.

7 Date of inspection, 6-30-16. Vacant, vacant over 180

8 days. Open -- new windows and siding, new roof.

9 Inspector recommendation is dismissal.

10 MR. KOLBE: There's not a final inspection.

11 We just can't get it. The building official said, if

12 he has his final inspection by Friday of this week, our

13 recommendation is dismissal. There's basically no

14 reason, other than much procrastination, of why the

15 final inspection hasn't taken place.

16 HEARING OFFICER: Your name?

17 MR. KOLBE: There were a couple items he'd

18 like to add for that but they want to have him pull a

19 separate permit for that.

20 HEARING OFFICER: Thank you very much. Your

21 name, please.

22 MR. NOLTE: Skip Nolte.

23 HEARING OFFICER: And everything is fine for

24 the final inspection?

25 MR. NOLTE: Yeah. I put in my request for

1 the extension last week. Evidently, Mike was out of
2 town and nobody else could approve it. I've been
3 checking in this week to try to get the inspection.
4 I'm ready for my final as of last week but I've gotten
5 nothing. So --

6 MR. KOLBE: They're still open in the
7 Building Department. So, if you want to go out on the
8 way out, if you want it for Thursday or Friday, but it
9 has to be this week.

10 MR. NOLTE: That's fine. I'm going to have
11 to extend it. And, then, like I said, there's a couple
12 things to add.

13 MR. KOLBE: They're going to have you pull
14 the permit for the additional items.

15 MR. NOLTE: All right.

16 MR. KOLBE: We want to get this closed out.

17 MR. NOLTE: You want to add that to the
18 existing permit?

19 MR. KOLBE: No, you need to pull a separate
20 permit for what you want to add. We need this permit
21 closed out.

22 MR. NOLTE: Why?

23 MR. KOLBE: You'll have to talk to Mike about
24 that. It was just his comment. He said, "Extend it
25 until Friday and then anything he wants to add to it,

1 we'll pull a separate permit on."

2 MR. NOLTE: I'll be happy to talk to him but
3 I was told that he was going to call me every day and
4 he hasn't called me.

5 MR. KOLBE: He's been tied up. He's down
6 there right now.

7 MR. NOLTE: I will definitely talk to him.

8 HEARING OFFICER: We'll dismiss based upon
9 inspection by the end of the week.

10 MR. NOLTE: Sure. We can handle it today.
11 I'll have them out tomorrow and we'll be done.

12 HEARING OFFICER: Very good. Thank you.

13 MR. NOLTE: Am I going to be here next time
14 if this happens, right?

15 MR. KOLBE: No, you will not.

16 HEARING OFFICER: Very good. Thank you.

17 606 West Huron.

18 MR. JACKSON: 606 West Huron Street,
19 commercial structure. Date of inspection, 6-30-16.
20 All permits have been pulled and finalized.

21 Inspector recommendation, dismissal.

22 HEARING OFFICER: Okay. Your name, please.

23 MR. HAWIL: Robert Hawil.

24 HEARING OFFICER: Okay. And everything's all
25 done?

1 MR. HAWIL: Yeah.

2 HEARING OFFICER: And we got final
3 inspections?

4 MR. KOLBE: Correct.

5 HEARING OFFICER: Very good. Case is
6 dismissed.

7 MR. HAWIL: Okay.

8 HEARING OFFICER: Congratulations. Thank
9 you.

10 MR. HAWIL: Thank you.

11 MR. KOLBE: And we're up to 36 Orton.

12 MR. JACKSON: 36 Orton Avenue, single-family
13 structure. Date of inspection, 6-29-16. Building and
14 plumbing permits have been pulled as well as
15 electrical. Vacant, dilapidated, deteriorating and has
16 become a dangerous project. Vacant more than 180 days,
17 open to trespass, boarded by owner, no hardware on rear
18 door, open to elements, roof leaks, no shingles on new
19 roof sheeting, dilapidated, boarded windows, no roof or
20 tarp. Chimney, siding, soffits and trim deteriorated.
21 Evidence of attractive nuisance, overgrown, debris,
22 broken windows, rehabbing, interior has no drywall,
23 porch and steps have no guardrails. Gas meter locked
24 out, electric meter gone.

25 Inspector recommendation is placement on the

1 demo list if commitment not made to step it up.

2 HEARING OFFICER: Okay. Your name, please.

3 MS. LAWS: Clarissa Laws.

4 HEARING OFFICER: Okay. And what seems to be
5 slowing the progress here?

6 MS. LAWS: Well, the slowest part of the
7 project was the roof and they're almost done with the
8 roof. All they need to do is the shingles and then
9 they can go on to the rest of the thing.

10 HEARING OFFICER: When do you expect the roof
11 to be taken care of?

12 MS. LAWS: John.

13 MR. PAUL: Two weeks, the shingles will be
14 on.

15 HEARING OFFICER: Okay.

16 MR. PAUL: I don't know what the roofers are
17 doing. I'm the carpenter. So I'm not the electrician,
18 I'm not the plumber, I'm the carpenter. I just got
19 hired in a couple months ago because they were having
20 problems with their own carpenter, they weren't doing
21 the job correctly. So I've been doing a lot of
22 repairs, a lot of, you know, just trying to make things
23 right for the house to be livable.

24 The house has got tarpaper on it because we
25 didn't want stuff leaking inside so I did tarpaper the

1 house. The shingles should -- yeah, I'm just -- the
2 roof's ready to go. Just waiting for the shingles to
3 get there and do the roof. So I don't know when the
4 shingles are going to be there. I haven't met them or
5 anything but I'm ready to proceed with the inside.

6 HEARING OFFICER: Okay. Can we have your
7 name for the record, please.

8 MR. PAUL: John, last name's Paul.

9 HEARING OFFICER: John Paul.

10 MS. LAWS: Just like the pope.

11 HEARING OFFICER: Okay. And do you have a
12 roofer lined up, ma'am?

13 MS. LAWS: Yes.

14 HEARING OFFICER: Okay. And the roof is
15 ready for them to --

16 MR. PAUL: The roof is ready for shingles.
17 I've got the drip edge on. I've got the tarpaper on.
18 The plywood's all nailed down and everything. I've got
19 the fascia boards on. Ready to go. I'm just waiting
20 for the roofers. I just went and priced shingles for
21 the lady the other day so she had an idea of what it's
22 going to cost her to get shingles. But I have not had
23 a chance to congregate with the roofers. I -- you
24 know, so --

25 HEARING OFFICER: Okay.

1 MR. PAUL: -- I can't specify for them. But
2 if they get on it -- if they got on it this week, it
3 should be done by next week.

4 HEARING OFFICER: Now, it appears that
5 there's some new windows in the house; is that correct?

6 MR. PAUL: Yes. There are brand new windows
7 put in the house, yes.

8 HEARING OFFICER: Okay. And what are you
9 doing for siding on the house?

10 MR. PAUL: Vinyl.

11 HEARING OFFICER: Vinyl. Are you doing the
12 siding?

13 MR. PAUL: I think so.

14 HEARING OFFICER: Okay. When will you start
15 the siding?

16 MR. PAUL: After the roof and that gets done.
17 I can't -- I'm not going to do the siding before the
18 roof because, when you throw the shingles off the roof,
19 it scuffs up your siding. You know, it doesn't make
20 sense. After --

21 HEARING OFFICER: Right.

22 MR. PAUL: After the roof's done, I'm going
23 to do the siding.

24 HEARING OFFICER: Right. So --

25 MR. PAUL: But I've got a ton of inside work

1 I can do before -- while they're doing the roof.

2 HEARING OFFICER: I see this has been noticed
3 since 2014; is that correct?

4 MR. KOLBE: Uh-huh. Yeah, you can understand
5 the frustration. This is how far we've gotten.

6 HEARING OFFICER: Is this the same owner?

7 MR. KOLBE: Yeah.

8 MS. LAWS: No.

9 MR. KOLBE: Well, there was another --
10 Junior, was that your son?

11 MS. LAWS: Hmm?

12 MR. KOLBE: Who was -- is --

13 MS. LAWS: The first --

14 MR. MORAN: It was --

15 MS. LAWS: The first owner was Kim Keisha. I
16 acquired the house in 2015.

17 MR. KOLBE: Okay.

18 HEARING OFFICER: Okay.

19 MR. KOLBE: Well --

20 HEARING OFFICER: All right. So we'll --
21 we'll hold this over until our next meeting in October.
22 But we need to see a roof and some siding on this
23 house.

24 MR. PAUL: There will be.

25 MR. KOLBE: Major pick-up because we're going

1 backwards.

2 MR. PAUL: Like I said, I just hired in,
3 like, a month and a half ago. They've had some
4 problems with some shady contractors. Obviously, I've
5 been fixing stuff. I've been trying to get stuff
6 right. So, I mean, yeah. I mean, I've been doing this
7 a long time and I just met the family and I'm -- I'm
8 trying to help them out, they're trying to help me out.
9 And --

10 HEARING OFFICER: Okay.

11 MR. PAUL: -- it's coming ahead, it's just --
12 you know.

13 HEARING OFFICER: Yeah. So we'll postpone
14 this until October, our October 12th meeting. And
15 then, hopefully, at that time, we've got a roof and
16 siding on this house and you're progressing on the
17 inside.

18 MR. PAUL: I'm definitely going to step up
19 the roof, too, as soon as I find out who's doing it.
20 If I do it, it will be done next week.

21 HEARING OFFICER: Okay.

22 MR. PAUL: So -- I just don't know if I am or
23 not.

24 MS. LAWS: So do I go and renew my permits?

25 MR. KOLBE: Yeah.

1 HEARING OFFICER: Are permits expired?
2 MR. KOLBE: Yes.
3 MS. LAWS: They expired today.
4 MR. KOLBE: Yes, they will need to be
5 extended.
6 HEARING OFFICER: You can go down to the
7 Building Department now and extend those permits.
8 MR. KOLBE: You have about ten minutes.
9 MS. LAWS: Okay. Oh, in about ten minutes.
10 MR. PAUL: No, you have 10 minutes before
11 they close.
12 MR. KOLBE: No, the office closes at 4:30.
13 MS. LAWS: Okay. Thank you.
14 MR. KOLBE: Thank you, guys.
15 HEARING OFFICER: 40 Lorraine Court.
16 MR. JACKSON: 40 Lorraine Court,
17 single-family structure. Date of inspection, 7-1-16.
18 Dangerous and deteriorating structure, open to the
19 elements, roof rotted, siding rotted off front
20 elevation, broken upper window, dilapidated roof.
21 Siding, soffits and trim are rotted. Gutters falling
22 off, attractive nuisance, overgrown, debris, unkempt,
23 broken windows, porch and steps settling, chimney is
24 crumbling. Gas and electric meter's on.
25 Inspector recommendation is placement on the

1 demolition list.

2 HEARING OFFICER: Okay. Your name, please.

3 MS. TERRY: Tonya Terry.

4 HEARING OFFICER: Okay. And you are the
5 homeowner?

6 MS. TERRY: Yes, I am.

7 HEARING OFFICER: Okay. And we have had a
8 Property Maintenance?

9 MR. KOLBE: No Property Maintenance.

10 HEARING OFFICER: No Property Maintenance
11 Inspection. And this -- is this first notice on this
12 one?

13 MR. KOLBE: (Nods head.)

14 HEARING OFFICER: Okay. And are you living
15 in the house?

16 MS. TERRY: Yes, I am.

17 HEARING OFFICER: Okay. And are -- do you
18 have the ability to pay for a Property Maintenance
19 Inspection?

20 MS. TERRY: I'm not sure what that is.

21 HEARING OFFICER: Okay.

22 MS. TERRY: Is that --

23 MR. KOLBE: A Property Maintenance
24 Inspection, the Building Inspector's going to come out,
25 tell you what is going to have to be done to the house

1 in order to reoccupy it and, of those items, which are
2 going to require permits.

3 MS. TERRY: Okay.

4 MR. KOLBE: The inspection's \$200.

5 MS. TERRY: Uh-huh.

6 MR. KOLBE: And we -- it's normally requested
7 that it be done within ten days of this meeting.

8 MS. TERRY: Okay.

9 MR. KOLBE: And then you pull your permits
10 based on that inspection, after the inspection's done.

11 MS. TERRY: Okay. I am -- I have applied for
12 a home -- home improvement loan program. So I'm in the
13 process of that right now.

14 MR. KOLBE: Okay. Well, this will tell you
15 what -- in -- of the improvements that are made, which
16 are going to have to be done in order to reoccupy it.
17 You can go beyond that, if you so choose to put in
18 granite countertops and all that kind of good stuff.
19 But this is going to tell you what you have to do,
20 bottom line. Okay? So it shouldn't affect your, you
21 know, home loan, what you're doing there.

22 MS. TERRY: Okay.

23 MR. KOLBE: All right? I just want to make
24 sure that, when you go to apply for it, we have the
25 full scope of what has to be done or they -- you know,

1 it's covered in your loan or whatever work you're
2 having done, that they have everything that's going to
3 be needed.

4 MS. TERRY: Okay.

5 MR. KOLBE: You can go beyond what the
6 Property Maintenance Inspection requires but those
7 things are going to have to be in the realm of that
8 scope of the work. Okay?

9 MS. TERRY: Okay.

10 HEARING OFFICER: And what is the Property
11 Maintenance Inspection, \$250?

12 MR. KOLBE: It's -- no, \$200.

13 HEARING OFFICER: \$200?

14 MR. KOLBE: Correct.

15 HEARING OFFICER: Okay.

16 MS. TERRY: Okay.

17 HEARING OFFICER: So a Property Maintenance
18 Inspection applied for within seven days --

19 MS. TERRY: Okay.

20 HEARING OFFICER: -- of today. And, when she
21 applies for that, they will schedule a date --

22 MR. KOLBE: Right, correct.

23 HEARING OFFICER: -- to come out and inspect
24 the home.

25 MS. TERRY: Okay.

1 HEARING OFFICER: So you'll have to be there.
2 Can you be there for the inspection or will somebody be
3 there to let --

4 MR. KOLBE: A representative can be there.
5 If you cannot be there, a representative can be there,
6 as long as they're over 18.

7 MS. TERRY: Okay.

8 MR. KOLBE: If you have, you know, mom, sis,
9 neighbor, friend there, as long as they're over 18,
10 they can, if you can't make it. Okay?

11 MS. TERRY: Okay. I -- you know, I guess I'm
12 surprised to hear, like, a recommendation for
13 demolition. I am aware that the roof needs, like,
14 wood replacement and shingles. But, from the interior
15 part of the home, like through the attic, the wood is
16 still good. It smells fresh and also --

17 MR. MORAN: No, we understand. We didn't see
18 the inside. But, just from the outside, we're very
19 concerned ---

20 MS. TERRY: I understand.

21 MR. MORAN: -- about the state of that
22 structure. It's going to go from bad to worse in no
23 time. You've got, you know, water pouring into the
24 structure, the porch roof is almost collapsed and
25 water, trim around the sides, the soffits, the siding.

1 I mean, it's just it's at the point where you really
2 need to do something quickly, otherwise it's going to
3 be in that condition where we're going to have to
4 condemn it. So yes, we need to start from the top down
5 and concentrating on the roof. But the roof, the
6 siding. The trim, the soffit got to be done in
7 conjunction to really tighten up the outside before we
8 do the items on the inside.

9 MS. TERRY: Yes.

10 MR. MORAN: That will be highlighted during
11 the Property Maintenance Inspection but --

12 MS. TERRY: Okay. Okay. Okay.

13 HEARING OFFICER: Okay. So this will be held
14 over until our October 12th meeting contingent upon you
15 applying for the Property Maintenance Inspection within
16 seven days of today --

17 MS. TERRY: Okay.

18 HEARING OFFICER: -- and scheduling that.

19 MS. TERRY: Okay.

20 HEARING OFFICER: Okay?

21 MS. TERRY: I will.

22 HEARING OFFICER: Very good. Thank you.

23 MS. TERRY: Thank you.

24 HEARING OFFICER: 205 West Yale.

25 MR. MORAN: We have 313 West Huron.

1 HEARING OFFICER: Oh, did I skip 313 West
2 Huron?

3 MR. KOLBE: Uh-huh.

4 HEARING OFFICER: Sorry. 313 West Huron.
5 I'm sorry.

6 MR. JACKSON: 313 West Huron Street, duplex.
7 Date of inspection, 6-30-16. Building permit pulled,
8 electrical permit pulled, dilapidated house and garage.
9 Roof, trim, chimney and porch rotted and missing
10 siding, attractive nuisance, overgrown, debris,
11 unkempt, animal undermining, a lot of debris, chimney
12 ready to collapse, guardrails missing, fence falling
13 over. Gas and electric meters are on.

14 Inspector recommendation is postponement
15 until the October 12th, 2016 Hearing Officer meeting
16 while it's finalized. Passed historical approval for a
17 building permit. Building permit expired.

18 HEARING OFFICER: Okay. Your name, please.

19 MS. HAWKINS: Lakeisha Hawkins.

20 HEARING OFFICER: Okay. And we're making
21 progress here. We do have to start permits.

22 MS. HAWKINS: I did the fence; the wall on
23 the garage, I put a new door on there; rebuilt the back
24 porch. I'm getting assistance from the OSHA building.
25 I have a letter so they can come in and help.

1 HEARING OFFICER: Okay.

2 MS. HAWKINS: And I haven't did the roof yet
3 but I do have a company that's coming in and doing it,
4 it's Wendall's. So it will be done. I just need until
5 the next meeting.

6 HEARING OFFICER: Okay. So we're going to
7 postpone this, then, until our October meeting so,
8 hopefully, you can get things finished up.

9 MS. HAWKINS: Okay.

10 HEARING OFFICER: Thank you.

11 MS. HAWKINS: Thank you.

12 HEARING OFFICER: 205 West Yale.

13 MR. JACKSON: 205 West Yale Avenue,
14 single-family structure. Date of inspection, 6-30-16.
15 Vacant, dilapidated house and garage. Vacant over 180
16 days, open to the elements, broken window in garage,
17 dilapidated. Roof, siding and trim dilapidated, rear
18 elevation gable with vent. Evidence of attractive
19 nuisance, overgrown, debris, unkempt, abandoned
20 vehicle. Electric meter is off.

21 Inspector recommendation is placement onto
22 the demolition list.

23 HEARING OFFICER: Okay. Your name, please.

24 MS. GARCIA: Angel Garcia.

25 HEARING OFFICER: Okay. And you're the

1 homeowner?

2 MS. GARCIA: I'm in the process of buying it.
3 And that's where it's tying up, where I can't get the
4 Maintenance Inspection. Because they said they sent
5 the original contract to be registered and I'm still
6 waiting for it to be registered.

7 HEARING OFFICER: Okay. Who did you buy the
8 home from?

9 MS. GARCIA: National Asset Advisory.

10 HEARING OFFICER: Okay. So this was a
11 foreclosure?

12 MS. GARCIA: No.

13 HEARING OFFICER: No?

14 MS. GARCIA: It wasn't a foreclosure, it
15 was --

16 MR. KOLBE: The last -- the perplexing thing,
17 the last deed of record was a land contract to The Home
18 Opportunity. Somewhere from between The Home
19 Opportunity to the company she's dealing with, if it's
20 an LLC or a subsidiary of or a handling company of, but
21 they have not recorded any type of deed in her name.

22 She talked to them today. And I said, well,
23 if they get going and get something recorded at the
24 County by the end of the week, we could possibly
25 consider holding this over. If not, our

1 recommendation, then, would be to go on because we've
2 been -- you know, this will be our second time here.
3 It's been 90 days and we haven't been able to get
4 anywhere with them.

5 You know, supposedly this is going to be
6 done -- you know, at the last meeting, it was going to
7 be done. And, three months later, we're not any closer
8 than we were. So --

9 HEARING OFFICER: So you don't have
10 possession of the home at this time?

11 MS. GARCIA: I have my land contract. But
12 it's not an original so I can't take it down to the
13 County and register it because it's not an original.

14 HEARING OFFICER: Uh-huh.

15 MR. KOLBE: And there's -- the land contract
16 that she has, has no deed trail from Home Opportunity
17 to the person who sold it to her on a land contract.
18 So there's a gap in the title work and that's what
19 they're supposedly getting taken care of and it's
20 supposedly going to be, you know, filed at the -- at
21 the County.

22 HEARING OFFICER: Okay.

23 MR. KOLBE: But it hasn't. And that's
24 what --

25 HEARING OFFICER: Did you make down payment

1 on this house, on the land contract?

2 MS. GARCIA: I made a down payment on the
3 land contract and I make a monthly payment every single
4 month.

5 HEARING OFFICER: How long have you been
6 making monthly payments?

7 MS. GARCIA: This will be seven months.

8 HEARING OFFICER: Wow.

9 MR. KOLBE: Uh-huh.

10 MS. GARCIA: The power's turned on, the gas
11 is turned on. I mean, everything is on; water,
12 Internet.

13 HEARING OFFICER: And you have no clear title
14 to the property?

15 MR. KOLBE: (Shakes head.)

16 MS. GARCIA: I just have the land contract
17 that's in mine and my daughter's name. Because the
18 property is for my daughter.

19 HEARING OFFICER: Okay.

20 MR. KOLBE: And, again, they never recorded
21 that land contract.

22 MS. GARCIA: Right.

23 MR. KOLBE: I can understand why they did
24 but --

25 HEARING OFFICER: I'm sorry. You can?

1 MR. KOLBE: There's no title work, you know,
2 to connect the two. So that's probably why they didn't
3 go ahead and record the land contract. They need a
4 deed from The Home Opportunity to the company that sold
5 it on a land contract before they can sell it on land
6 contract or record that land contract.

7 HEARING OFFICER: And the -- the company that
8 you bought this from, is this a legitimate company?

9 MS. GARCIA: It is. The land -- the National
10 Asset Advisors is a loan holder.

11 HEARING OFFICER: Okay.

12 MS. GARCIA: They lent me -- they lent me the
13 money to pay The Home Opportunity or whatever.

14 HEARING OFFICER: Okay.

15 MS. GARCIA: So that's why I have a contract
16 through them is because they lent me the money. So I
17 have the --

18 MR. KOLBE: Her land contract's with a
19 mortgage company who -- I don't know what their
20 connection with Home Opportunity -- there's nothing
21 recorded or nothing in there that --

22 MS. GARCIA: Right. They're saying --

23 MR. KOLBE: -- connects --

24 MS. GARCIA: -- they have that name, Home
25 Opportunity or whatever. She did say that she has that

1 name. She's getting ahold of them. I've been speaking
2 to her all day, trying to get this settled. I've been
3 trying to get this settled since our last meeting and
4 I've already told her today, if it's not settled by the
5 end of the week, then legal action will take place.
6 Because I have proof of payment. I have proof of the
7 down payment and I have the land contract that they
8 signed as well as I signed.

9 HEARING OFFICER: And I can see in the
10 pictures the vehicles and whatnot.

11 MS. GARCIA: The vehicle's mine. It's only
12 one vehicle there, the white Grand Prix, in front of
13 the garage.

14 HEARING OFFICER: Some of the old pictures,
15 there are several.

16 MS. GARCIA: Yeah, the Trail Blazer's gone.
17 The Grand Prix is there. The yard has been cleaned.
18 I'm not sure if the grass has to be cut. It was cut
19 last week but I have somebody cutting it every week.

20 HEARING OFFICER: Okay.

21 MS. GARCIA: The house is not open. As far
22 as a broken window on the garage, I'm not sure. After
23 I get out of work today, I can go by and check to see
24 if the garage window's broke. If it is, I can have it
25 boarded up. The only thing that's on that paper that's

1 still there is the attic window thingy.

2 HEARING OFFICER: Uh-huh.

3 MS. GARCIA: I do have to have that covered.
4 I will not climb on a ladder so I just got to get my
5 son to get on the ladder.

6 HEARING OFFICER: Okay. But you're not
7 living at the house?

8 MS. GARCIA: I'm not living at the house.
9 Sometimes, if I'm working there late or something, I'll
10 pass out there. But, no, I'm not living there. The
11 power's on, the gas and electricity's on but nobody
12 lives there.

13 HEARING OFFICER: Okay. And once you get
14 title, you're prepared to pay for the Property
15 Maintenance Inspection?

16 MS. GARCIA: I had the money today. I
17 thought that the paper she sent me, e-mail, was going
18 to be good enough.

19 HEARING OFFICER: Okay. And do you have
20 funds to move ahead with the repairs on the house,
21 then, too?

22 MS. GARCIA: Yeah.

23 HEARING OFFICER: Okay. I'm just --

24 MR. KOLBE: Yeah, it's just the --

25 HEARING OFFICER: Yeah, okay. The gentleman

1 back here that seems interested in saying something,
2 your name, please.

3 MR. SMYTHE: Thank you. I was just going to
4 recommend, you could do -- you may have to go do a
5 quiet title, hire a real estate attorney. It will cost
6 you a thousand or \$1,500 and take four to six months
7 but you may have to do that, just to get the title
8 quieted, if nobody's going to follow through with
9 anything else.

10 HEARING OFFICER: Okay. Thank you. We'll
11 hold this over until October to give you time and,
12 hopefully, you'll get things resolved because you've
13 really got a situation here where you've got a lot of
14 equity invested in this property and you don't have
15 proof that you own it.

16 MS. GARCIA: Exactly.

17 HEARING OFFICER: So hopefully you can get
18 things resolved.

19 We'll hold it over until October, and then
20 we'll see where we go from there, if you still have a
21 problem. But, if you get the title, please move ahead
22 with the Property Maintenance Inspection.

23 MS. GARCIA: No. As soon as I get that
24 paperwork, then I'm getting that inspection. Because,
25 like I said, the inside of the property is nothing;

1 that's all been taken care of.

2 HEARING OFFICER: Okay. Very good. We'll
3 hold over until October, then.

4 MS. GARCIA: All right. Thank you.

5 MR. KOLBE: And please keep us posted.

6 MS. GARCIA: I'm going to have to start
7 calling you.

8 MR. KOLBE: Thank you.

9 MS. GARCIA: I can't physically come in but I
10 will call you. Thank you.

11 MR. KOLBE: 48720 Woodward.

12 MR. JACKSON: 48720 Woodward Avenue,
13 single-family structure. Date of inspection is 7-1-16.
14 Building permit applied for. Vacant, dilapidated and
15 dangerous structure. Vacant over 180 days.
16 Dilapidated roof, siding, soffits and trim. Porch and
17 stairs rotted and dilapidated, attractive nuisance,
18 overgrown, debris, unkempt, animal undermining,
19 graffiti, tree down over wires, wires pulled off house.
20 Gas meter non-visible, electric meter gone.

21 Inspector's recommendation is place on the
22 demo list.

23 HEARING OFFICER: Okay. Your name, please.

24 MS. MURADIAN: My name is Sharon Muradian.
25 I'm the owner of the property.

1 HEARING OFFICER: Okay. And did I hear you
2 say we have a building permit applied for or not?

3 MR. KOLBE: I -- it was applied but
4 nothing -- it was applied back in April. Nothing --

5 MR. MORAN: Nothing.

6 MS. MURADIAN: It was a permit -- I paid for
7 a permit, over \$500.

8 MR. MORAN: It was 530 on the permit.

9 MS. MURADIAN: Okay. Yeah, 500 and something
10 dollars.

11 MR. MORAN: On April 13th.

12 MS. MURADIAN: And somebody come out and
13 looked at the house and that was after our meeting from
14 the last time. And my plan was to go ahead and
15 refinish the house. But I heard from the Reverend
16 ken Clark and he was still very interested in buying
17 the house. And so I said, "Well, okay, Ken, if you
18 can, you know, get this thing on the road, then I'll
19 sell it to you." Well, I kept waiting and waiting and
20 waiting.

21 And then, finally, I got a call of him and
22 there was another man that was interested in the house
23 and he said -- well, he said, "Sharon, I'm ready to buy
24 your house."

25 And I said, "Okay, fine."

1 HEARING OFFICER: Yes.

2 MR. KOLBE: Correct.

3 MS. MURADIAN: No, no, it's not. It's a --
4 it's a purchase agreement.

5 MR. KOLBE: Oh, that's not a land contract.

6 MS. MURADIAN: Because I was trying to hold
7 out for that -- for the Reverend, to tell you the
8 honest truth; I really was. But I -- my original
9 intent when I was here the last time was to go ahead
10 with it. And that's why I went ahead and paid for the
11 permit, making me the general contractor.

12 HEARING OFFICER: Okay. So you have a
13 purchase agreement?

14 MS. MURADIAN: Yes, I do, right here. I made
15 a copy for you, too.

16 HEARING OFFICER: Yeah. But you do not have
17 a land contract yet because you haven't closed?

18 MS. MURADIAN: No, it's a purchase agreement
19 for the land contract.

20 HEARING OFFICER: Okay. And when do you
21 close on the land contract?

22 MS. MURADIAN: We haven't closed yet.

23 HEARING OFFICER: When will that take place?

24 MS. MURADIAN: Within -- you know, I think,
25 as I read this thing, I think it reads seven days. I

1 think that's what it reads. Or acceptance of this
2 contract within seven days, I think that's what it is.
3 And so I've already accepted it.

4 HEARING OFFICER: Well, I think, at this
5 point, it becomes the purchaser's problem so I'm going
6 to move this onto the demolition list and he'll have to
7 explain the situation and his repairs to the
8 Appeals Board.

9 MS. MURADIAN: Yeah. It's not on the
10 demolition list, is it?

11 MR. KOLBE: Uh-huh.

12 HEARING OFFICER: Yes, it is.

13 MR. KOLBE: That's why you're here.

14 HEARING OFFICER: That's why you're here.

15 MS. MURADIAN: Oh. According to the letter
16 that I received from you -- yes, I understand that.
17 But my original intent was not only to sell it to the
18 Minister but, if that didn't work, I was going to redo
19 it myself. I had contractors over there all the time.

20 HEARING OFFICER: Yeah.

21 MS. MURADIAN: So, you know, I already got a
22 guy that was going to do the roof and he had to, you
23 know, build all the rotted wood, he had to take all the
24 rotted wood down. I had maintained the outside of the
25 house ever since. I never, ever let that house go. I

1 always had people over there cutting anywhere from
2 ten -- what is it -- eight to ten days. Eight to ten
3 days the lawn had been cut every time.

4 HEARING OFFICER: Has the purchaser signed
5 this purchase agreement?

6 MS. MURADIAN: Yes. And --

7 HEARING OFFICER: And do you have -- do you
8 have a down payment with that?

9 MS. MURADIAN: I --

10 HEARING OFFICER: As --

11 MS. MURADIAN: No.

12 HEARING OFFICER: No?

13 MS. MURADIAN: Not yet. \$4,000 down and a
14 two-year land contract with balloon payments.

15 HEARING OFFICER: Uh-huh. But he hasn't --

16 MS. MURADIAN: And it's an amortization
17 schedule.

18 HEARING OFFICER: He hasn't paid you any
19 money yet?

20 MS. MURADIAN: No. He was going to try to be
21 here today. Okay? But I have the paperwork.

22 HEARING OFFICER: Yeah. So this is going to
23 move on to --

24 The Board of Appeals hearing will be when,
25 Dan?

1 contract or a memorandum of land contract.

2 MS. MURADIAN: Back down at the County,
3 right?

4 MR. KOLBE: County Register of Deeds,
5 correct.

6 MS. MURADIAN: Okay.

7 HEARING OFFICER: Yeah.

8 MS. MURADIAN: I will do that.

9 HEARING OFFICER: Okay. Very good. Thank
10 you.

11 MS. MURADIAN: Okay. Thank you.

12 HEARING OFFICER: 1134 Baldwin Road.

13 MR. JACKSON: 1134 Baldwin Avenue.

14 MS. MURADIAN: Excuse me. Did you want a
15 copy of that?

16 I told you I made you one, if you want it.
17 Do you want it?

18 MR. KOLBE: Sure, it's just going to -- yeah,
19 in case it doesn't go through.

20 MS. MURADIAN: You can feel free to call
21 Mr. Eiselli.

22 MR. JACKSON: 1134 Baldwin Avenue, commercial
23 structure. Date of inspection, 6-30-16. Dangerous,
24 deteriorating and dilapidated structure, vacant 180
25 days. Siding, trim and fascia are dilapidated.

1 Overgrown, abandoned structure. Gas meter locked out,
2 electric meter not visible.

3 Inspector recommendation is placement on the
4 demo list.

5 HEARING OFFICER: Your name, sir?

6 MR. PARKER: Tyrone Parker.

7 HEARING OFFICER: Okay. And you -- have you
8 just recently purchased this building?

9 MR. PARKER: No, sir. I've had this building
10 since 1997.

11 HEARING OFFICER: Okay.

12 MR. PARKER: And last year -- which I didn't
13 tell Dan and Mark or the guys down in the Building
14 Inspection. Last year I had a gentleman that wanted to
15 purchase it. He purchased it and then, in the midst --
16 it was a recording studio prior, you know. He came in
17 and he bought it and the next day he had demolition
18 started inside of it, very nice recording studio, all
19 the walls. And now -- well, he put a stop check on it
20 the same day and we're right now in litigations. And I
21 have a pile of debris in this building, rocks, you
22 know, mortar, drywall. So right now we're in the case
23 of litigations on that. That's why I'm at this point
24 now.

25 Because I wouldn't definitely have done that

1 to my recording studio. So that's where we're at right
2 now.

3 And I'm sad that, you know, the Building
4 Inspector came by and looked through the window and
5 seen all the debris, probably because the Oakland
6 County Sheriff had put a poster, a red sticker on my
7 door and I guess they contacted the Building Inspector
8 and told him that there was a lot of debris and da, da,
9 da.

10 And so you guys sent me a letter and this was
11 caused by -- you all probably all know the guy but
12 we're in litigations right now with that. And
13 that's -- and it's only debris in there; that's all.
14 It's not dilapidated. Gas meter is -- you know,
15 electric and meter are -- is on. He's the one that
16 tore it down, got me at this point.

17 HEARING OFFICER: Whose -- whose truck is on
18 the property?

19 MR. PARKER: Oh, that's my truck. It runs.
20 I just haven't got the plate, which I'll have to do
21 real soon. Because I have to do something for the
22 Pontiac School District. They're renting a stage from
23 me. So I got to use that truck for that, moving
24 stages. So, other than that, that's -- that's that.

25 MR. MORAN: The upper rim of the siding and

1 trim is starting to show signs of dilapidation.

2 MR. PARKER: That's --

3 MR. MORAN: The water's really doing some
4 damage to it now above the brick line.

5 MR. PARKER: No, there's no actual water
6 damage at all.

7 MR. MORAN: A lot of trim was warped.

8 MR. PARKER: Yeah.

9 MR. MORAN: The LP siding was warped.

10 MR. PARKER: It's no siding on there.

11 MR. MORAN: Above the brick line, there's
12 some vertically-grooved LP siding, I believe.

13 HEARING OFFICER: Yeah, there's some siding
14 here that's falling off, you know, on the --

15 MR. PARKER: Okay, the wood.

16 HEARING OFFICER: The fascia.

17 MR. PARKER: Yeah. That can be replaced.

18 HEARING OFFICER: So is the site, itself,
19 clean?

20 MR. MORAN: Yeah. I mean, overall, it was,
21 you know, a viable building and we'd hate to see it go
22 by the wayside, you know. But it is showing signs of
23 being unkempt and, you know, the trim is not being
24 painted or stained.

25 MR. PARKER: Yeah, I could do that.

1 MR. MORAN: And caulked and sealed. And, I
2 mean, that's all part of property maintenance.

3 MR. PARKER: Yeah.

4 MR. MORAN: I mean, it's starting to become
5 an eyesore.

6 MR. PARKER: Yeah. But, since last year,
7 when I sold it -- I had actually sold it and he stopped
8 the checks. And this guy, he's right down the street
9 from me, actually, you know, owns a party store.

10 MR. MORAN: You're still the owner, though?

11 MR. PARKER: Yeah, I'm still the owner.

12 MR. MORAN: It's still your opportunity to
13 maintain the building.

14 MR. PARKER: Yes.

15 HEARING OFFICER: So, if the outside got
16 spruced up a little bit --

17 MR. MORAN: Yes.

18 HEARING OFFICER: And do we need a Property
19 Maintenance Inspection?

20 MR. MORAN: We need a Property Maintenance;
21 that's part of the process.

22 MR. KOLBE: One of the concerns that we have
23 is the walls that were torn down on the inside, were
24 they supporting walls?

25 HEARING OFFICER: Right, yeah. If -- are

1 you -- since you're involved in a lawsuit, I -- are you
2 allowed to -- do you have title to the property?

3 MR. PARKER: Yes. I'm the warranty deed
4 owner, yes.

5 HEARING OFFICER: Okay. And the other -- the
6 gentleman that purchased the property, was that on a
7 land contract or --

8 MR. PARKER: We had a purchase agreement and
9 he -- like I said, you know, we signed the purchase
10 agreement on August 12th and then August 13th he sent
11 guys in there to demo it. I was going to -- I thought
12 it was all good and I was going to walk away and, next
13 thing I know, my bank called me and said I was
14 overdrawn, you know, they had stopped the check.

15 HEARING OFFICER: Okay.

16 MR. PARKER: So that's why we -- you know, I
17 kept going back and forth with this guy to -- "Hey,
18 Man, you know, you demoed my studio and, you know, I
19 have nothing." So, I mean, I got a pile of rock and,
20 next thing I know, a year later, here you guys come and
21 it's not my -- well, we're in litigations right now.

22 HEARING OFFICER: Okay. And --

23 MR. PARKER: So that's where we're at. And,
24 like I said, it's just a pile of debris.

25 HEARING OFFICER: Yeah.

1 MR. PARKER: It's nothing wrong with the
2 structure except for what the Building Inspector say on
3 the outside. But I was going to walk away from it, you
4 know, and I thought I was done with it but -- you know.

5 HEARING OFFICER: Yeah.

6 MR. PARKER: So --

7 HEARING OFFICER: Can you --

8 MR. PARKER: What do you need me to do?

9 HEARING OFFICER: Can you pay for this
10 Property Maintenance Inspection within seven days of
11 today? It's \$200.

12 MR. PARKER: Not right now, I don't. No, I
13 don't. I mean, just because the wood up there; that's
14 it?

15 MR. MORAN: No. We need to access the inside
16 to see what's been done, as far as the demolition and
17 how it may have impacted the structure.

18 MR. PARKER: I do have pictures for that.

19 MR. MORAN: Well, we still need a visual
20 inspection.

21 HEARING OFFICER: There were no demolition
22 permits pulled?

23 MR. KOLBE: No.

24 HEARING OFFICER: So this was all done
25 without a permit?

1 MR. PARKER: Yeah.

2 HEARING OFFICER: We understand you didn't do
3 it.

4 MR. PARKER: Right.

5 HEARING OFFICER: But it was done illegally.

6 MR. PARKER: Do you want to --

7 HEARING OFFICER: So the Building Department
8 needs to inspect it, so --

9 MR. PARKER: Right. That's fine. I mean, I
10 can use that in litigation; pay for it and put it on
11 his bill because that's what we have right now.

12 MR. MORAN: Can you pull that Property
13 Maintenance permit within 15 days?

14 MR. PARKER: I can do it within 15 days, I
15 think. Let's see. 15? Yeah, because I was supposed
16 to do this thing for the School Board. And, actually,
17 this has stopped my income because the recording studio
18 was my total income. I have -- you know, since '97,
19 that's what was my income was, a musician, and I can't
20 do anything because, you know, he's demoed my building,
21 so --

22 HEARING OFFICER: Okay. So Property
23 Maintenance Inspection paid for within 15 days, that's
24 \$200, and we'll hold this over until our October 12th
25 meeting. Okay?

1 And maybe, by that time, you can at least get
2 a little paint on the outside of the building, make it
3 look a little nicer, too.

4 MR. PARKER: Yeah. Is that the only reason
5 why, on the outside of the building?

6 HEARING OFFICER: No, inside, too.

7 MR. PARKER: Okay. Well, like I said, it's a
8 pile of debris.

9 MR. MORAN: And the truck, the un-plated
10 vehicle in the parking lot.

11 MR. PARKER: Yeah, I can take care of that;
12 that's no problem.

13 HEARING OFFICER: Yeah.

14 MR. PARKER: Yeah, but it's definitely a good
15 structure. Nothing's falling down except for what this
16 guy did. So I can fix the outside, if that's -- you
17 know, that's a problem. You know, that's definitely
18 not demolition, just because of, you know, a little bit
19 of wood that's decaying, you know. Other than that,
20 the whole structure is all brick.

21 HEARING OFFICER: Yeah. So Property
22 Maintenance Inspection paid for at the Building
23 Department within 15 days and then we'll hold you over
24 until October.

25 MR. PARKER: Now, what will happen in

1 October?

2 HEARING OFFICER: Well, if -- if there is
3 work that needs to be done, based upon the inspection,
4 then you need to apply for the permits to do that work
5 and make the corrective work. Okay? So, if they've --
6 if they've torn out walls and the Building Department
7 feels that they have to be put back in or repaired, if
8 there's electrical that's hanging unconnected, you'll
9 have to repair that. The building has to be made safe.

10 MR. PARKER: Right.

11 HEARING OFFICER: Okay? And that's up to the
12 Building Department and the inspectors as to what level
13 they want that interior finished or made safe, based
14 upon what they find.

15 MR. PARKER: Yeah.

16 HEARING OFFICER: Okay?

17 MR. PARKER: It's a lot of debris.

18 HEARING OFFICER: Yeah.

19 MR. PARKER: That's all. It needs to be
20 cleaned out; that's it.

21 HEARING OFFICER: Okay.

22 MR. PARKER: Okay.

23 HEARING OFFICER: Thank you very much.

24 MR. PARKER: All right. Thank you. Have a
25 good day.

1 HEARING OFFICER: All right. Thanks. I
2 don't have any other names or addresses. So I guess
3 we'll start over here. Your name, sir, and what
4 property?

5 MR. HILL: 499 Colorado, Danny Hill on behalf
6 of John McDonald.

7 MR. KOLBE: I was going to say, the gentleman
8 behind him, because he was the last one in, if you want
9 to --

10 HEARING OFFICER: Well, 499 --

11 MR. SMYTHE: That's okay.

12 MR. HILL: I'm sorry, sir.

13 MR. KOLBE: 499 Colorado.

14 HEARING OFFICER: 499 Colorado.

15 MR. HILL: Yes.

16 HEARING OFFICER: Your name, sir?

17 MR. HILL: Excuse me?

18 HEARING OFFICER: Your name, please.

19 MR. HILL: Danny Hill, on behalf of
20 John McDonald.

21 MR. JACKSON: 499 Colorado Avenue?

22 MR. HILL: Yes.

23 MR. JACKSON: Single-family structure. Date
24 of inspection, 7-1-16. Dilapidated house, vacant and
25 dangerous property, vacant over 180 days, open to

1 trespass, rear window. Open to the elements,
2 dilapidated, foundation settling. Rotted roof, siding,
3 soffit, trim, doors and windows. Chimney crumbling,
4 attractive nuisance, overgrown, debris, unkempt, animal
5 undermining, abandoned vehicle, missing handrails and
6 guardrails, working without permits, rear window. Gas
7 meter locked out, electric meter off.

8 Inspector recommendation, placement on the
9 demo list.

10 HEARING OFFICER: Okay. And have we had a
11 Property Maintenance Inspection or not?

12 MR. KOLBE: No.

13 HEARING OFFICER: No?

14 MR. HILL: A Property Maintenance Inspection.
15 What's that? The person on the property last who was
16 here -- do you understand that my nephew is
17 incarcerated and I've been going through holy hell with
18 this situation?

19 I had a nephew move into the property. Now
20 what's been done to that property, he made a big issue,
21 talking about this work being done that they're doing.
22 The end of the thing was that, "Mr. Hill, if you can
23 get that yard cleaned up." Now, the yard's been cut.
24 I don't know what that say but the yard's cut on a
25 regular basis. Okay?

1 The van will be coming up out of there. My
2 sister have to find the title and we're going to pull
3 it up out of there. I received tickets in reference to
4 things in the driveway. There was a hot water heater.
5 And so all those things have been cleared out of there.
6 And, at the last meeting, you said, "Mr. Hill, if you
7 can get that moved out of there --" actually, you said,
8 "If it wasn't for the stuff in the driveway, would you
9 even mess with the house?"

10 You said, "If you can get that stuff moved,
11 then, by the time you come back in, have a nice day."
12 So I don't know what -- I was informed that, once you
13 buy a house in this County, then you automatically have
14 to. You wait two years to come and say something about
15 a Maintenance Inspection? I don't have the money for
16 that. I have different material and the window isn't
17 open. When you told me to tell him this way and he
18 said, "I'm not asking you that." He stated, "I'm
19 asking you, if it wasn't for that stuff in the
20 driveway, would you even mess with that house?"

21 And they said no. So the things in the
22 driveway and around the house, the windows in the back,
23 behind, all that's been moved out of there, taken out
24 of there. And the yard is cut on a weekly basis. And,
25 as soon as my nephew get an electric bill, he'll be

1 back in there.

2 MR. KOLBE: George.

3 HEARING OFFICER: Who --

4 MR. KOLBE: At the last meeting --

5 HEARING OFFICER: Do you own the house or
6 your nephew?

7 MR. HILL: My nephew.

8 HEARING OFFICER: Nephew owns the house.

9 MR. HILL: And my hands are tied.

10 HEARING OFFICER: Okay.

11 MR. HILL: And he's locked up and I can't see
12 him coming home to nothing. It is a Constitutional
13 right. Do you understand me? Now, you going tell him
14 he have to go sleep on the streets? Now, when I asked
15 you if you had been in the house, you said no. Okay?
16 I don't want -- can I come by your house, Dan? I want
17 to come by and see you. Can I?

18 MR. KOLBE: Sure.

19 MR. HILL: Yeah, right; that's what you say.
20 But what I'm saying, the bottom line is the ticket was
21 wrote for the stuff in the driveway and the windows
22 that was stacked up behind the house. Those things
23 have been moved.

24 MR. KOLBE: At the time, it was open to
25 trespass. But, at the last meeting --

1 MR. HILL: No, no, it wasn't open to
2 trespass.

3 MR. KOLBE: -- you said that -- George, your
4 comment was, "Perhaps his mother can either get her
5 name on the title or do something about getting a
6 Property Maintenance Inspection --"

7 MR. HILL: No.

8 MR. KOLBE: "-- so you'll have to -- so we'll
9 give you 90 days --"

10 Mr. Hill said, "Okay."

11 George, your last comment was "-- to try to
12 resolve something."

13 Mr. Hill, "I'll be in in the morning."

14 I said, "Okay."

15 Mr. Hill said, "Okay."

16 You said, "Okay." And it was a "thank you"
17 and went on to the next case.

18 MR. HILL: So there's nothing in there --

19 MR. KOLBE: So basically the owner's mother
20 was going to do and Mr. Hill was going to come in in
21 the morning but we haven't seen him since.

22 MR. HILL: No. Mr. Hill was going to go over
23 there and clear that stuff out. There's nothing in
24 there in reference to they asking you that if it had
25 not been for that debris and stuff, would you have

1 messed with the house; that's not in there? So are you
2 telling me my mind's playing tricks on me?

3 MR. KOLBE: I made a full copy of the
4 transcript. I was not able to -- I had a meeting to go
5 to. But I made a full copy of the transcript and also
6 wanted to know where it came about to be able to go to
7 the Property Maintenance Inspection and the Building
8 Official wrote that out also -- or copied that part of
9 the ordinance, also. And it's downstairs waiting for
10 you in the next five minutes.

11 HEARING OFFICER: Wait. The Property
12 Maintenance Inspection can only be applied for by the
13 property owner.

14 MR. HILL: Exactly.

15 MR. KOLBE: Property owner or the owner can
16 give authority through a notarized Affidavit to someone
17 else to pull it on their behalf. I mean, that's --

18 HEARING OFFICER: How long before your nephew
19 is --

20 MR. HILL: He's scheduled to be home in
21 January. It was October and now it's January. And,
22 like I said, I'm just trying to hold it so he have
23 somewhere to come home to. Now, I don't mean no harm.
24 But over here on Pike and all across Pontiac, you've
25 got windows scripting down and still standing there,

1 trash in the backyard piled this high. Oh, with the
2 City, that's fine. Okay? What make you think the
3 residents got more than what the City got?

4 But this thing with this Property Maintenance
5 Inspection --

6 MR. KOLBE: Uh-huh.

7 MR. HILL: -- you know, just go on ahead and
8 get more and more. But the citizens don't have
9 anything. Just like Pontiac don't have anything, they
10 have an emergency debt to come in here and they don't
11 have anything yet, where do you think the citizen have
12 all this money? I done seen it repeatedly with the
13 Property Maintenance Inspection. Once you do that,
14 then you just pick them clean.

15 MR. MORAN: The Property Maintenance
16 Inspection is to allow us to get in the house and
17 identify the problems that might --

18 MR. HILL: This house is not for rent.

19 MR. MORAN: -- be unsafe or not habitable or
20 not up to code.

21 MR. HILL: I understand.

22 MR. MORAN: That's the purpose of the
23 Property Maintenance Inspection.

24 MR. HILL: Why? I'm saying --

25 MR. MORAN: Because we can only visually

1 inspect the exterior on our postings.

2 MR. HILL: Okay.

3 MR. MORAN: And, from the posting, the visual
4 inspection has proven that there's violation of the
5 code, whether it's the Property Maintenance code,
6 Pontiac Municipal Code, Michigan Building Code, all of
7 those items combined. So that's what we're -- that's
8 why we're requiring a Property Maintenance Inspection
9 to be had so we can identify all of the items --

10 MR. HILL: This group, just add on and add
11 on. At that meeting, he stated, "If it wasn't for the
12 things that he wrote the citation for," he asked you,
13 "would you have even messed with that house?"

14 You said, "No." And it was left there, to
15 clean it up by the time we adjourn again and, "Have a
16 nice day." Now, the question was, "Perhaps his mom" --
17 but sometimes parents don't want to go there and visit
18 their kids; some don't want something to do with them.
19 But that man should have a right to come to a property
20 and lay his head now.

21 MR. MORAN: We're working every day, we're
22 working hard and long hours addressing every property.

23 MR. HILL: No. I've seen properties, no
24 windows, no front door ---

25 HEARING OFFICER: Let's --

1 MR. HILL: I'm just saying, no windows, no
2 front doors, open to trespass. The citizens can't
3 complain about anything. Why? Do you know what they
4 tell them? "We can't do nothing with the County --"

5 HEARING OFFICER: Let's keep the conversation
6 to this property here.

7 MR. HILL: Okay.

8 HEARING OFFICER: A resolution to this. So
9 this gentleman can't pull a Property Maintenance
10 Inspection for his nephew unless he has a notarized
11 authority to do so?

12 MR. HILL: And that's something --

13 HEARING OFFICER: And I remember discussing
14 this before.

15 MR. KOLBE: Right.

16 MR. HILL: Right.

17 HEARING OFFICER: Can that be obtained here?

18 MR. HILL: I will attempt to obtain it. Like
19 I said, I done wrote it before in reference to the
20 situation that I just received something in the mail,
21 something that's certified. I couldn't even pick it
22 up. I'm assuming it has to do with tax. I don't know.
23 They wouldn't let me get it. I tried to get his mom to
24 go pick it up. I tried to get his wife to go pick it
25 up, you know.

1 HEARING OFFICER: Is his wife on the title?

2 MR. HILL: No, no, no. It's just his name.

3 HEARING OFFICER: Is somebody living in the
4 house right now?

5 MR. HILL: My nephew is in the house. And he
6 just had the gas -- the electricity just turned off.
7 And not only that, is that when you contact
8 Consumers -- now, I don't know where the City get off
9 with this; call them and say the house has been
10 condemned. We had a problem with Consumers to get the
11 gas turned on there because they stated the house is on
12 the demolition list.

13 HEARING OFFICER: At this point, is there
14 somebody living in the house?

15 MR. HILL: Yes.

16 HEARING OFFICER: But you said your nephew --

17 MR. HILL: No, no. One nephew is
18 incarcerated, the other nephew just moved in there
19 about a month and a half or so.

20 HEARING OFFICER: Okay.

21 MR. HILL: Other than that, I will come
22 through regular. And I removed all the debris around
23 there; there's nothing around there with the exception
24 of a walk-in trailer that will be on the back of my
25 truck. And it's not open to trespass.

1 HEARING OFFICER: The first time this was
2 noted was at our last meeting?

3 MR. KOLBE: Uh-huh.

4 HEARING OFFICER: Was that the first
5 notification on this one?

6 MR. KOLBE: Correct.

7 MR. MORAN: Originally posted March 30th of
8 this year.

9 HEARING OFFICER: Well, if this moves on to
10 the Board of Appeals, what is typically the Board of
11 Appeal's process on something like this?

12 MR. KOLBE: Same as yours, a Property
13 Maintenance Inspection.

14 MR. MORAN: Very similar.

15 MR. KOLBE: They will postpone it. If they
16 have nothing that's showing forward movement, just like
17 yours, you move it on.

18 MR. MORAN: There will have to be a round of
19 a vote between them.

20 MR. KOLBE: There's a --

21 HEARING OFFICER: Is there \$200 available to
22 pay for a Property Maintenance Inspection?

23 MR. HILL: It's hard maintaining money when
24 you're incarcerated. Prison is built for violent
25 offenders. We started to going at -- people just don't

1 have no say anymore. We just -- they say the
2 government for the people by the people; I can't tell.

3 HEARING OFFICER: All right.

4 MR. HILL: I mean, I -- you know, then, when
5 you do that, now they come and it's more money. You
6 know, it never fail. Everyone I see that get involved
7 in this maintenance -- Property Maintenance thing end
8 up shelling out hundreds and hundreds of dollars. And
9 this is a homesteaded property. It's not going to be
10 rented out. It's never intended to be rented out.

11 HEARING OFFICER: Well, you know, we've got a
12 situation here. Has the site been cleaned up?

13 MR. MORAN: Not since we posted it.

14 MR. HILL: Yes, it is.

15 MR. MORAN: There are pictures from just a
16 couple weeks ago.

17 HEARING OFFICER: Yeah. And I can't tell
18 from the pictures.

19 MR. HILL: The only thing here is that red
20 van in the driveway. My sister's in the hospital,
21 Pontiac Osteopathic Hospital, it's in her name. As
22 soon as she find the title, somebody will be out there
23 to get that vehicle. Okay?

24 Now, before there was washers and dryers and
25 hot water heaters and windows stacked behind the house.

1 All that's been cleared out. The back yard's been cut
2 regular and the front yard's been cut regular. The
3 lawn was cut before.

4 Now, if you want to go on the trash, then you
5 admitting that the ground's been picked up.

6 HEARING OFFICER: Please. The pictures I
7 have from July 1st, I don't see washers and dryers or
8 anything in the picture. So there has been some
9 progress made.

10 MR. KOLBE: Correct.

11 HEARING OFFICER: Okay. And I can see in the
12 pictures that there's repairs that need to be made on
13 the outside. There's some siding and some trim.

14 MR. HILL: Yeah.

15 HEARING OFFICER: Does that require a
16 building permit --

17 MR. HILL: It shouldn't.

18 HEARING OFFICER: -- to replace a piece of
19 siding?

20 MR. HILL: It shouldn't.

21 MR. MORAN: Any alteration of the structure
22 requires a building permit.

23 MR. HILL: That's what I'm getting at.

24 MR. MORAN: The only thing you can do without
25 a building permit are things like painting or staining

1 the exterior.

2 MR. HILL: So you're telling me --

3 MR. KOLBE: Placing windows --

4 MR. HILL: Legally, on the porch --

5 MR. MORAN: All the things on the structure.

6 MR. HILL: I need a permit to put a little
7 piece of wood up on the porch there? This is what I'm
8 getting at; this is ridiculous.

9 MR. MORAN: This is not a Pontiac thing, this
10 is Michigan Building Code. It is International
11 Residential Code.

12 MR. HILL: Just let me say this. Just let me
13 say this. Just let me say this. If you're saying that
14 I have a hole in my roof and it's leaking and I got
15 shingles in my garage, I got to come pay you to get
16 permission to fix the roof to keep it from raining on
17 my head? That don't make sense to me.

18 HEARING OFFICER: Okay. Here's what I'm
19 going to do: You've got until October 12th to get a
20 Property Maintenance Inspection. You can get that
21 if -- get a notarized letter from your nephew who's
22 incarcerated, keep the property maintained on the
23 outside. If we've made no progress by October 12th,
24 then this will move on to the Board of Appeals and you
25 can take up your argument with them.

1 MR. HILL: Okay.

2 HEARING OFFICER: Okay? Now you're telling
3 me your nephew's being released in January?

4 MR. HILL: It was supposed to be October but
5 now it's January.

6 HEARING OFFICER: So that will buy you some
7 time. Hopefully he has a job lined up when he comes
8 out. So you can discuss the case with the Board of
9 Appeals if we're not further along in October.

10 MR. HILL: Yeah.

11 HEARING OFFICER: Okay.

12 MR. HILL: Okay. Sure.

13 HEARING OFFICER: All right. Thank you.

14 MR. JACKSON: 215 West Cornell Avenue,
15 single-family structure. Date of inspection, 6-30-16.
16 Building permit issued, dilapidated -- dilapidated,
17 poorly maintained structure. Open to the elements,
18 rear wall, siding, roof, windows and trim. Roof,
19 siding, trim and windows dilapidated. Attractive
20 nuisance, overgrown, debris, unkempt, dumpster's in
21 front yard. Gas meter locked off.

22 Inspector recommendation's placement on the
23 demo list.

24 HEARING OFFICER: Your name, sir?

25 MR. FRANTZ: Yeah. My name is Glen Frantz.

1 HEARING OFFICER: Okay. And we had a
2 Property Maintenance Inspection?

3 MR. FRANTZ: Yeah, we had all that done. We
4 didn't have the final inspection on the wall we put up
5 in the back with the couple pieces of wood that we were
6 required to put on. I got kind of side lined. I ended
7 up -- on my amputated side ended up fracturing this
8 bone and so I haven't been able to do anything. So
9 I've been back and forth to the doctors. So I have not
10 been home except for the day they came by for the
11 meeting, to post the little things on the door to let
12 us know it was today.

13 So, hopefully, things are starting to heal up
14 on my leg fairly well. So, hopefully, I can get back
15 to get everything started up again. I just need you to
16 reiterate what you said that I needed. I know there
17 was a building permit and electrical permit, right?

18 HEARING OFFICER: Plumbing, mechanical,
19 electrical.

20 MR. KOLBE: Plumbing, mechanical, electrical.

21 MR. FRANTZ: Okay. Now, the plumbing, the
22 toilet's flushing. If you want to go to the bathroom,
23 come on in and do your business. It was just that
24 little float in there. There was no other things that
25 had to be done. So I -- the only thing that would have

1 to be is the electrical where -- because he said we
2 need the ceiling fan in the bathroom and fix that and
3 the building permit. And, as far as for our drywall
4 and the siding -- or the insulation on the inside of
5 the bedroom there.

6 MR. MORAN: The exterior roof, the back wall?

7 MR. FRANTZ: Yeah, that needs to be done.

8 MR. MORAN: All that's still allowing water
9 to intrude into the structure.

10 MR. FRANTZ: Yeah, it's not leaking. We did
11 seal that and we're working on, you know, like we spoke
12 the last time at the last meeting, that is, of course,
13 one of the higher amounts. And, like I said, we're
14 working on pennies, we're trying to stretch those
15 pennies and make them bigger.

16 That's one of the last things we got. It's
17 not leaking now because we did seal it up but we --
18 that does need to be done; there's no question about
19 that. But, once we get these other things done, then
20 I'm going to try to find -- my wife right now, she's
21 been calling some organizations. I'm not sure where
22 she's at right now. She's been on the phone
23 constantly, trying to figure things out. Also, we have
24 a neighbor that she spoke with who has -- knows some
25 people that work -- I don't know what the name of the

1 organization is but that they can come in and help me
2 since I am handicapped and in the position I am, where
3 they're able to come in and help us do the work and
4 maybe even do pro bono, you know, materials and stuff
5 like that. So that's what we're hoping for that
6 happens.

7 HEARING OFFICER: And can we get some of this
8 stuff cleaned up out in the yard so that, at least from
9 the street, this looks better?

10 MR. FRANTZ: Yeah, yeah. Right now, we've --
11 when they stopped, we're -- she's having a yard sale
12 and she's going to reopen -- you don't reopen, you
13 don't open at the beginning of the week. You know,
14 people don't come out like that, they come out during
15 the weekend. So she's going to reopen her yard sale.
16 What I had on the driveway was things that I brought up
17 that she could put out on the tables to review to buy.
18 So they're going to do that again this week. But,
19 yeah, if there's anything out there, that's --

20 HEARING OFFICER: Is -- garbage pick up --

21 MR. KOLBE: Uh-huh.

22 HEARING OFFICER: -- does it have to be in a
23 special container to be picked up or, if you put out
24 garbage bags, is it picked up and is that part of the
25 property tax?

1 MR. KOLBE: Public Works.

2 MR. FRANTZ: They don't do that.

3 HEARING OFFICER: I just want to know what
4 their --

5 MR. KOLBE: They do have special pick-up in
6 Pontiac.

7 HEARING OFFICER: Is there a cost or no for
8 that, do you know?

9 MR. FRANTZ: Now, I haven't --

10 MR. MORAN: We do it once a month, special
11 pick-up.

12 MR. FRANTZ: -- seen it yet. I know they
13 have, like, clean-up days where it's free where you can
14 take it in. I haven't seen any dates or any
15 advertisements. I know you guys are usually connected
16 with that.

17 MR. KOLBE: Nope.

18 HEARING OFFICER: Do you know of any of that?

19 MR. KOLBE: That's all handled through Public
20 Works. We are the Building Department.

21 MR. FRANTZ: Okay.

22 MR. KOLBE: I believe they've had all of them
23 this year.

24 MR. FRANTZ: They're already done this year?

25 MR. KOLBE: And it was -- it's advertised.

1 Again, that's something you need to check with Public
2 Works. It's usually advertised in the Oakland Press.

3 MR. FRANTZ: I understand that. Okay. I'll
4 check that out. I could go on the Internet and
5 probably check that out, too.

6 HEARING OFFICER: Okay. So I recognize your
7 accident here and your injury. But you've got to get
8 the outside of this property --

9 MR. FRANTZ: Sure.

10 HEARING OFFICER: -- cleaned up --

11 MR. FRANTZ: Sure.

12 HEARING OFFICER: -- looking at the pictures.
13 And there's a lot of refuse inside the house, too. But
14 you should contact the Public Works to find out about
15 trash pick-up and start putting things -- if they take
16 bags, put -- put it in bags, find out how much they
17 take on a garbage day and get the outside of the
18 property cleaned up.

19 MR. FRANTZ: Right.

20 HEARING OFFICER: I'm going to hold this over
21 until October.

22 MR. FRANTZ: Okay.

23 HEARING OFFICER: To give you a little more
24 time here.

25 MR. FRANTZ: I appreciate that.

1 HEARING OFFICER: But when I see the pictures
2 for October's meeting, if I don't see any progress,
3 then we'll move on to --

4 MR. FRANTZ: The more progress I make, even
5 before then, I'll snapshot them, even send them in.
6 And that way you could even see progress even before
7 that.

8 HEARING OFFICER: Okay. So --

9 MR. FRANTZ: We'll keep documentation on it.

10 HEARING OFFICER: So you contact the Public
11 Works Department.

12 MR. FRANTZ: So that will be the ones to talk
13 to?

14 HEARING OFFICER: And find out what you have
15 to do to get your garbage picked up.

16 MR. FRANTZ: Okay.

17 HEARING OFFICER: And get that site cleaned
18 up.

19 MR. MORAN: There's other organizations.

20 MR. FRANTZ: That's what I'm saying --

21 HEARING OFFICER: Hold on.

22 MR. MORAN: There's Purple Heart, Salvation
23 Army, Grace Centers of Hope.

24 MR. FRANTZ: Okay.

25 MR. MORAN: All have free pick-up for donated

1 goods.

2 MR. FRANTZ: Okay. They're just right
3 downtown here, too.

4 HEARING OFFICER: Okay. All right. You're
5 held over until October.

6 MR. FRANTZ: Very good.

7 HEARING OFFICER: Okay. Thank you.

8 MR. FRANTZ: Thank you. The sign-in paper, I
9 don't see it up here. Can I -- I need to --

10 HEARING OFFICER: No, you don't need to sign
11 in.

12 MR. FRANTZ: Okay.

13 HEARING OFFICER: Your name, sir, and your
14 property address?

15 MR. SMYTHE: Drew Smythe, 90/92 Pingree. The
16 plumbing inspection is scheduled for the 19th, by the
17 way.

18 MR. JACKSON: 90/92 Pingree Avenue,
19 two-family structure. Date of inspection, 3-31-16.
20 Building, plumbing and electrical permits pulled.

21 MR. SMYTHE: Electrical passed.

22 MR. JACKSON: Vacant, vacant more than --
23 over 180 days, three broken windows, first floor window
24 is boarded, open to elements, broken windows,
25 dilapidated, holes in interior walls and ceiling.

1 Roof, trim and siding deteriorated. Attractive
2 nuisance, overgrown, debris, unkempt, animal
3 undermining broken windows, plumbing stripped, graffiti
4 on house, broken glass. Gas -- one gas meter locked
5 out.

6 Inspector recommendation is place on demo
7 list as work has not progressed. Building permit
8 expired.

9 HEARING OFFICER: Okay. Sir, is the building
10 permit expired or you said you've got one scheduled?

11 MR. SMYTHE: For the plumbing. Electrical
12 passed, correct? I verified that last couple weeks
13 ago. Can you confirm that or --

14 HEARING OFFICER: They know.

15 MR. SMYTHE: And then a plumbing is scheduled
16 for July 19th. So I will get the plumbing -- I was
17 unaware that the Building Inspector -- or the building
18 permit expired but that will be taken care of.

19 HEARING OFFICER: And when are you going to
20 be complete with this?

21 MR. SMYTHE: The last thing we need is
22 heating and cooling. So the plumbing's all done. So
23 all this -- most of the stuff that he mentioned has
24 already been done. I'm not sure. There's no broken
25 windows anymore. I put glass block windows in. It's

1 been cleaned up. There's no more graffiti, so --

2 HEARING OFFICER: I don't see any pictures.

3 Were you inside the house for inspections or --

4 MR. SMYTHE: The inside was already redone;
5 that's what the building permit was pulled for. We're
6 finalizing it. Like I said, the plumbing was done.

7 HEARING OFFICER: So this is a --

8 MR. SMYTHE: Well, he said March 31st but
9 there's been a lot of work done since the last meeting
10 was in April.

11 MR. MORAN: There has been work done since?

12 MR. SMYTHE: A ton of work, yeah.

13 MR. MORAN: But it's not been completed?

14 MR. SMYTHE: Not the heating and cooling.
15 The plumbing been done but not the heating and cooling.

16 HEARING OFFICER: I'm looking at a picture
17 taken June 29th. And there's a piece of plywood
18 hanging off the wall. It looks like there's some
19 graffiti on the side of the house. I see some wires
20 hanging there.

21 MR. SMYTHE: I'll go there after this
22 meeting. But I'm unaware all the --

23 HEARING OFFICER: Are you doing the work
24 yourself?

25 MR. SMYTHE: No. There's contractors; that's

1 how the permits were pulled. Otherwise, we would have
2 pulled a homeowner's permit and done it, you know.

3 HEARING OFFICER: Is this a three-family?

4 MR. SMYTHE: No, it's a two-family, upper and
5 lower flat.

6 HEARING OFFICER: Two-family.

7 MR. SMYTHE: Two-bedroom down, one-bedroom
8 up.

9 HEARING OFFICER: The gas meter has three --
10 it's a three-rack.

11 MR. MORAN: It might have started out with an
12 initial gas meter to the residence and then split from
13 there.

14 MR. SMYTHE: Yeah, there's two.

15 MR. MORAN: But you've got an upper window on
16 the front elevation, it looks like, that's still not
17 been installed and it's boarded. We don't know what's
18 behind the door on the right. I mean, it's just,
19 again --

20 MR. SMYTHE: The door on the right is the
21 upstairs unit.

22 MR. MORAN: Yeah, I understand. But we don't
23 know if it's an entry door or if it's just a boarded
24 entry. I mean, we don't have access to the structure.
25 We don't know to what full extent the inside is

1 completed.

2 MR. SMYTHE: Right. Would you like the
3 lockbox code? You can go and look at it.

4 MR. MORAN: No, we just want it done.

5 MR. SMYTHE: All right.

6 HEARING OFFICER: So what day will you be
7 done?

8 MR. SMYTHE: August 31st.

9 HEARING OFFICER: August 31st.

10 MR. SMYTHE: The end of August. Let's just
11 say the end of August.

12 HEARING OFFICER: The Board of Appeals is
13 August 17th.

14 MR. MORAN: 17th.

15 HEARING OFFICER: So, if I move you to the --
16 this has been around for two years; that's why.

17 MR. SMYTHE: Understood.

18 HEARING OFFICER: If I move you to the Board
19 of Appeals, the meeting's August 17th, by that time
20 you've had your plumbing, mechanical. You said you
21 already passed your electrical inspection.

22 MR. SMYTHE: Um-hmm.

23 HEARING OFFICER: So the only thing that
24 would be lacking, then, would be --

25 MR. MORAN: Final.

1 HEARING OFFICER: -- a final building
2 inspection, which you can't get until you renew your
3 building permit or extend it, right?

4 MR. KOLBE: Correct.

5 HEARING OFFICER: So is that an issue to do
6 that?

7 MR. SMYTHE: To renew the building permit,
8 no.

9 HEARING OFFICER: To renew the building
10 permit.

11 MR. SMYTHE: No. I'll have that done by next
12 week.

13 HEARING OFFICER: Okay. So if you -- at the
14 Board of Appeals, if you document that you've had your
15 plumbing, mechanical. You said you already had your
16 final electrical or rough electrical?

17 MR. SMYTHE: No, electrical's all done.
18 Final electrical is done.

19 HEARING OFFICER: Final electrical. So
20 you'll have final plumbing, final mechanical. The only
21 thing you would be lacking would be a final building
22 inspection?

23 MR. SMYTHE: Uh-huh.

24 HEARING OFFICER: But, if you have that
25 applied for or scheduled at the Board of Appeals

1 hearing, then it could be a dismissal based upon
2 approval of the inspection. Okay?

3 MR. KOLBE: If they see that you're about
4 finished up, just like here --

5 HEARING OFFICER: Yeah.

6 MR. KOLBE: -- they'll dismiss it pending
7 final permits or something like that. But, you know,
8 it's just getting to be the length of time --

9 MR. SMYTHE: No, I understand.

10 MR. KOLBE: And the contractors are not
11 moving somewhere.

12 HEARING OFFICER: Okay. So I'm going to send
13 this to the Board of Appeals because it sounds like
14 you're close enough to being done here that it's not
15 going to make any difference.

16 MR. SMYTHE: That's fine.

17 HEARING OFFICER: And I don't want to hold
18 this out until October and find out in October that you
19 haven't finalized it out.

20 MR. SMYTHE: I understand.

21 HEARING OFFICER: So I'm going to give you a
22 little incentive here.

23 MR. SMYTHE: That's fine.

24 HEARING OFFICER: So this will go to Board of
25 Appeals for October 17th.

1 MR. SMYTHE: Thank you.

2 HEARING OFFICER: Okay. Thank you.

3 MR. KOLBE: Wesson? Wesson?

4 MR. JACKSON: 92 Wesson Street, commercial
5 structure. Date of inspection, 3-30-16. Building
6 permit pulled. Vacant, dilapidated and deteriorating
7 structure, vacant over 180 days. Bricks crumbling,
8 foundation settling, removed chimney, attractive
9 nuisance, overgrown and abandoned, rotted stairway
10 assembly, trip hazard in sidewalk, window sills and
11 brick work falling off. Gas meter locked out. No
12 permits pulled -- building only.

13 Inspector recommendation, placement on the
14 demo list as permits are not pulled.

15 HEARING OFFICER: Your name, sir?

16 MR. STEPHENSON: Nate Stephenson.

17 HEARING OFFICER: Okay. And you still
18 haven't pulled any building permits.

19 MR. STEPHENSON: Yes, I pulled a permit.
20 It's actually -- it's been pulled already. And I'm in
21 the process of pulling the next permit because it was
22 only, like, three things on there for the building
23 permit. It was to -- let me look at it exactly. It
24 was to tighten up, in the sanctuary, the drop ceiling,
25 to tighten that up. The -- the -- I guess what do you

1 call it -- tracking, to put the tracking back up there.
2 It was up there, it just needed to be tightened up.

3 I have the actual copies of the -- when they
4 came for the violation, where it says, "Mechanical,
5 plumbing." It says in the building permit, I wrote it
6 out, it's good until next week or two weeks from now.

7 MR. KOLBE: The 25th. It expires on the
8 25th.

9 MR. STEPHENSON: It's still good. So we're
10 getting that done and we've actually gotten that done.
11 That's why I spoke to the pastor. We're in the process
12 of coming for the next permit within the next seven to
13 ten days and pull whatever is next.

14 I don't know the process, whether it's
15 building and electrical or building and plumbing or
16 building -- I know it's building first because we did
17 do that with the stanchion that it needed to be put in
18 it basement. And it was only three things, when you
19 look at the permit. It's right there.

20 HEARING OFFICER: I -- you say there's only
21 three things that needed to be taken care of here?

22 MR. STEPHENSON: I'm saying that was three
23 things that we pulled the permit for.

24 MR. KOLBE: No, on the permit. Yeah, I'd
25 have to check the Property Maintenance Inspection to

1 see what --

2 MR. STEPHENSON: We did the permit.

3 MR. KOLBE: Dave would know better; he wrote
4 it. He can say exactly.

5 HEARING OFFICER: It says plumbing,
6 mechanical, electrical needed, building pulled 1-27-16.

7 MR. KOLBE: It expires on the 25th.

8 HEARING OFFICER: It expires --

9 MR. KOLBE: Next month.

10 HEARING OFFICER: -- next week or
11 thereabouts.

12 MR. KOLBE: Yeah. Nothing done, no
13 inspections. The mechanical permit was actually
14 applied for, it's just nothing ever finalized out,
15 nothing --

16 MR. STEPHENSON: Oh, that was --

17 MR. KOLBE: -- paid for, it was just --

18 MR. STEPHENSON: I know mechanical --

19 MR. KOLBE: -- a piece of paper saying, "We
20 applied for this."

21 HEARING OFFICER: I mean, I'm looking at a
22 picture here. And I don't recall in previous pictures
23 seeing a pile of garbage on the site.

24 MR. STEPHENSON: It's not -- oh, no. That
25 was the stuff -- you're talking about in the back. I

1 know what that is. I had the trash men --

2 HEARING OFFICER: Yeah.

3 MR. STEPHENSON: Yeah, in the rear. That was
4 only because we took something -- that's only like
5 drywall and stuff and wood. We took and we put -- it
6 was told to put the new drywall up. On the permit, it
7 says that; put new drywall up -- it says, "Repair
8 drywall." And then we did, like I said, that stanchion
9 in the basement that had to be put in. And we actually
10 threw stuff out of the basement that was thrown out the
11 back to have pulled up -- I mean, to throw away for
12 trash.

13 So we were trying to make -- we were making
14 progress. That stuff that you're seeing is really
15 stuff that came out of the basement of the church.
16 Because we figured, well, we'll get the trash men come
17 and take it out. And you see the toter is empty. I
18 mean, I don't know if you can see that. But they came
19 already. But, that large debris, they couldn't take
20 that stuff so we had to get a truck to take it away.

21 HEARING OFFICER: So it's gone now?

22 MR. STEPHENSON: It will be gone. Most of
23 it's gone but not all of it. I won't lie to you. It's
24 like two-by-fours and stuff that was in the basement.

25 MR. MORAN: This was not a Property

1 Maintenance Inspection, this was what we call a team
2 inspection --

3 MR. STEPHENSON: Yeah, it was --

4 MR. MORAN: -- where all the inspectors show
5 up at one time, including the Fire Marshall. And we
6 come up with -- and I didn't perform this team
7 inspection from the Building Inspector's standpoint, it
8 was another inspector. However, I'm looking at 16
9 items that are on that list that has to do with, you
10 know, all the relative trades that, you know, that has
11 to be completed.

12 MR. STEPHENSON: You're looking at plumbing,
13 you're looking at mechanical?

14 MR. MORAN: Right, plumbing --

15 MR. STEPHENSON: And electrical.

16 MR. MORAN: -- electrical, building --

17 MR. STEPHENSON: Right.

18 MR. MORAN: -- and mechanical.

19 MR. STEPHENSON: Okay.

20 MR. MORAN: And fire, too. So there's a lot
21 of different things that need to be accomplished here.

22 MR. STEPHENSON: Right.

23 MR. MORAN: If you need a more updated list
24 of those items, we'll be more than happy to provide
25 that for you. But, even if the exterior -- I mean,

1 you've got issues, you know, with the brick facade, I
2 mean, you've got a crack in the foundation, you've
3 got -- there's a number of things --

4 MR. KOLBE: Stairway.

5 MR. MORAN: The stairway --

6 MR. STEPHENSON: Right.

7 MR. MORAN: -- is not even accessible. I
8 mean, it's just a dilapidated structure. It needs to
9 be rebuilt.

10 MR. STEPHENSON: I understand.

11 MR. MORAN: There's a whole litany of things.
12 It's way more than three items.

13 MR. STEPHENSON: No. What I'm saying, the
14 three items is what the building permits was pulled for
15 and we scheduled personally.

16 MR. MORAN: But the building permit is going
17 to expire.

18 MR. STEPHENSON: Right. But --

19 HEARING OFFICER: And don't we need a new
20 stairway?

21 MR. KOLBE: That's --

22 MR. STEPHENSON: That's what the company was
23 coming out to let us know. But, if you'll let me just
24 show you what they wrote. Just handing to you the
25 three things, I can read them to you. It said,

1 "Exterior exit light to be hard-wired in." Same as you
2 have, I'm sure, somewhere in this building, you have an
3 exit sign. These are the examples they gave: "Smoke
4 alarm on the second floor." And then it says "G --
5 GFCI for the kitchen", you know, where there's like a
6 bathroom or whatever. And it says, "Repair wiring in
7 ceiling in basement."

8 Which, when he came in, it was just a wire
9 that was actually -- I'm going to be honest, it was --
10 they had the old -- looked like an old -- they removed
11 a light or whatever.

12 MR. MORAN: Who's giving you this
13 information?

14 MR. STEPHENSON: No, this is from the -- it
15 says violation from the City of Pontiac.

16 MR. MORAN: Okay. But here's the issue: You
17 have -- you have permits that need to be pulled.

18 MR. STEPHENSON: Okay.

19 MR. MORAN: You have to comply with all the
20 requirements of those permits --

21 MR. STEPHENSON: Okay.

22 MR. MORAN: -- under the Michigan Building
23 Code.

24 MR. STEPHENSON: Right.

25 MR. MORAN: And that means electrical, it

1 means mechanical and it means plumbing.

2 MR. STEPHENSON: Okay.

3 MR. MORAN: There is a whole list here beyond
4 what you've described there.

5 MR. STEPHENSON: Right.

6 MR. MORAN: So you just need to get your
7 licensed electrical contractor, your licensed plumber,
8 licensed mechanical guys to come and pull permits and
9 comply with the requirements of the code for that
10 building.

11 MR. STEPHENSON: Okay.

12 MR. MORAN: That's as simple as I can put it
13 for you.

14 MR. STEPHENSON: Okay.

15 MR. MORAN: You've not done that and that's
16 what we're grappling with is we keep -- how many times
17 have you been here since --

18 MR. STEPHENSON: A couple times.

19 MR. MORAN: Since 2013?

20 MR. STEPHENSON: But, for the most part, you
21 guys didn't know exactly how you were going to handle
22 this business. So we got straight and we finally got
23 it situated.

24 MR. MORAN: It's your responsibility.

25 MR. KOLBE: You finally got your paperwork in

1 regard to parking and now we can move forward.

2 MR. STEPHENSON: Okay.

3 MR. KOLBE: But we haven't move forward since
4 we were allowed to move forward.

5 MR. STEPHENSON: First of all, let me say
6 first that I appreciate your time and your patience,
7 okay, for the most part, and I appreciate all that.
8 But, if you look, for the most time that we dealt with
9 this, it was a problem of getting -- I mean, it's been
10 a church. I showed that it was a church; that wasn't
11 good enough.

12 And then I got the paperwork straight. So
13 now I pulled the business permit -- or the building
14 permit and we have been -- we knocked that stuff out.
15 So now, as I said, we're in the process of pulling out
16 the next permit.

17 Now, if you tell me which is the next one.

18 MR. MORAN: All the items on your building
19 permit and the requirements in compliance with those
20 items are not completed, not even on the building
21 permit.

22 MR. STEPHENSON: What do you mean?

23 HEARING OFFICER: I think we've -- I think
24 we've covered everything here.

25 MR. KOLBE: I think maybe you better come

1 into the office and we will sit down and go item by
2 item and make sure everything is on there. Because
3 it's not -- we're not connecting.

4 MR. STEPHENSON: I'm just wondering if this
5 will be resolved because --

6 MR. KOLBE: But we're not going to do it
7 here. You need to come into the office so we can do it
8 there.

9 MR. STEPHENSON: Okay, Dan.

10 MR. KOLBE: Okay.

11 HEARING OFFICER: I think you've sensed that
12 we've gone around -- I looked at the dates on this and
13 this has gone on three years already. I recognize that
14 you had problems because you needed Planning approvals
15 for parking and whatnot and I think we've been very
16 tolerant of that and gave you time to get that
17 resolved. I mean, you had almost two years to resolve
18 that. But the bottom line now is you've got a building
19 that has to be made safe for occupancy.

20 MR. STEPHENSON: Right.

21 HEARING OFFICER: And it's the responsibility
22 of the Building Department to make sure that that
23 building is safe; and that's what we're asking of you
24 here. And the only motivation that we can apply, at
25 this point, beyond asking you nicely here, is to move

1 this on to the Board of Appeals and take your argument
2 up with the Board of Appeals.

3 MR. STEPHENSON: Right.

4 HEARING OFFICER: And I hate to do that to
5 you when you've got money invested in the property and
6 I think I generally am lenient with people here that
7 have an investment and show an effort to move forward.
8 But the time now is for you to move forward.

9 And I think that, by not getting all these
10 permits pulled and not getting the work done, is -- is
11 really posing a difficult -- a difficulty here in
12 allowing me to continue to push this off another three
13 months and another three months.

14 MR. STEPHENSON: Okay.

15 HEARING OFFICER: So the question is, when
16 will you have this complete?

17 MR. STEPHENSON: When will I -- what, the
18 whole --

19 HEARING OFFICER: Everything complete, a
20 hundred percent.

21 MR. STEPHENSON: A hundred percent?

22 HEARING OFFICER: And I'm listening to -- I'm
23 listening to what the inspectors are saying and I read
24 the reports, I look at the pictures. I see a stairway
25 that is a secondary means of egress out of that

1 building --

2 MR. STEPHENSON: Okay.

3 HEARING OFFICER: -- which is required by the
4 Building Code. It's a necessity. The handrail doesn't
5 meet code. The stairway doesn't meet code. The
6 stairway's in bad shape. The handrail's in bad shape.
7 It doesn't -- it won't withstand the loads, if you had
8 enough people on that landing coming down that
9 stairway. The handrail's going to come off, somebody's
10 going to get hurt.

11 MR. STEPHENSON: Right.

12 HEARING OFFICER: And so the question is,
13 when are you going to have everything a hundred percent
14 done?

15 MR. STEPHENSON: We would have had that done
16 if I would have wrote -- I mean, if I could have signed
17 that for the building permit. I mean, we would have
18 had that back stairs done. But I was told that it had
19 to be done by a company. I mean, I don't -- you know,
20 I mean, we're trying. I'm doing the work by hand. So,
21 in the process, if you'll just allow me half a second.

22 I've dealt with the pastor when we first
23 started this. The Pastor Ramirez had passed. I
24 brought the new pastor up here and you've seen me every
25 meeting personally. And I'm trying to take care of

1 this and I have no excuses. I mean, I'm just giving
2 you the reasons why it's stagnating, I mean, to use
3 that word.

4 So I have a permit that is presently going on
5 right now. I thought that that was, you know, the
6 problem before, not pulling permits. You said, "Nate,
7 you're not pulling the permits." I pulled the permit.
8 Am I supposed to pull them all at one time so I have to
9 get them extended at one time?

10 Okay. I got the plumber coming out, pull the
11 permit, you knock the building out, you get the
12 building for the plumbing and electrical. I thought
13 that has to show improvement. You know what we're
14 doing here. That's what I hear all the time. So I
15 thought that's what we were doing here. Is there an
16 inspection for the building before I move on to the
17 electrical or mechanical?

18 HEARING OFFICER: You get your mechanical,
19 electrical and plumbing and then your final inspection
20 is your building. And your building permit's going to
21 expire here in seven or eight days.

22 Right?

23 MR. KOLBE: Right.

24 MR. STEPHENSON: Okay.

25 HEARING OFFICER: So now you have to renew

1 that building permit --

2 MR. STEPHENSON: Okay.

3 HEARING OFFICER: -- to be able to continue
4 working legally here.

5 MR. STEPHENSON: Okay.

6 HEARING OFFICER: So I'll go back and I'll
7 ask one more time: When will you have all of the work
8 done?

9 MR. STEPHENSON: All of the work done?

10 HEARING OFFICER: Yes. And have your final
11 inspections where we could dismiss this?

12 MR. STEPHENSON: I mean, it's kind of hard to
13 tell you. But, I mean, I could say -- I could tell you
14 90 days; I could tell you that. But I know I can pull
15 all these -- I can pay for the permits next week, I
16 mean, before this one's done, redo that one and pull
17 the other permits. I can pay for this. And then what,
18 do you have another meeting in October? And then I
19 thought this was to see the progress. You know what I
20 mean?

21 HEARING OFFICER: No, this is to see the end
22 of the project.

23 MR. STEPHENSON: All right.

24 HEARING OFFICER: And we give reasonable
25 time --

1 MR. STEPHENSON: Right.

2 HEARING OFFICER: -- to people based upon
3 progress.

4 MR. STEPHENSON: Right.

5 HEARING OFFICER: And that's where the
6 problem comes in because we're just not seeing any
7 progress.

8 You had a building permit back in January and
9 I'm still not seeing any work on the -- the life safety
10 issues, which are important to me. And that's that
11 stairway. Because I don't have pictures of the inside
12 of the building.

13 MR. STEPHENSON: Right.

14 HEARING OFFICER: But I can look at the
15 outside and see that there's issues here.

16 MR. STEPHENSON: Okay. I understand.

17 HEARING OFFICER: So --

18 MR. STEPHENSON: If you're asking for a
19 total, from now until then, finished, I mean, it may
20 take -- I mean, what? Six months. I mean, because I'm
21 trying to be really honest about it as possible
22 because, you know, he said it was a number of things
23 that need to be done. I'm sure a professional goes
24 right in there and we get somebody and they go right in
25 and knock out the mechanical and the electrical. The

1 stuff is minor stuff that was written up for the
2 electrical. I mean, if you look at the team
3 inspection, it's not like it had to be rewired, the
4 whole place, or even --

5 MR. MORAN: So why isn't it done if it's
6 minor?

7 MR. STEPHENSON: Because -- okay. First of
8 all, because I can go in there and do it -- you know
9 what I mean -- the electrical the best I can. I can
10 Google, YouTube, whatever it is. It is in my heart, my
11 greatest desire to get this done. And, again, not no
12 excuses or no reasons. Understand I just buried my
13 mother the 7th of this month who was the mother of that
14 church. I've been at that church for a long time and
15 I'm not laying it on you guys but I'm just telling you
16 I'm doing the best I can to get this done.

17 I'm asking for a little bit more time. I
18 thought pulling the permits and getting the work done
19 was surely progress. You know what I mean? And I
20 appreciate your patience because, my man, you've been
21 good with me.

22 HEARING OFFICER: Yeah. But here's the
23 problem. You pulled the permit in January and there
24 really hasn't been any progress. So we still don't
25 have, again, the life safety issues taken care of.

1 MR. STEPHENSON: Okay.

2 HEARING OFFICER: And that's important here.

3 MR. STEPHENSON: Right.

4 HEARING OFFICER: You know and I know -- I
5 know from our past meetings that, come October, if I --
6 if I hold you over until October, I'm going to be in
7 the same -- same position here.

8 MR. STEPHENSON: No, you won't.

9 HEARING OFFICER: I won't see that there's
10 going to be progress made.

11 MR. STEPHENSON: You won't. But what I can
12 surely assure you of is of that back thing. Because I
13 know you can only see the exterior. You can't see the
14 progress on the inside because I didn't bring the
15 pictures or you haven't been in for inspections since
16 the stanchion been put in in the basement and in the
17 up -- I mean, for the sanctuary. These are things that
18 were wrote. And I wrote this for the -- for the
19 permit, and got it done.

20 So, if that back stairs is such a problem,
21 that will be the number one thing when I leave here
22 today to get done now. It was the chimney before. We
23 got the chimney knocked down, took the chimney, knocked
24 it down where it wasn't any hazard because it was
25 leaning. Now the chimney's gone. You know what I'm

1 saying? So those things that are imperative for it to
2 get done and you told me that, I knocked -- I got the
3 chimney down.

4 HEARING OFFICER: All right. Well --

5 MR. STEPHENSON: It was debris, I started to
6 make sure the grass was cut and --

7 HEARING OFFICER: I'm going to move you on to
8 the Board of Appeals.

9 MR. STEPHENSON: Okay. I mean, that's fine.

10 HEARING OFFICER: That's August 17th. That
11 gives you a month to get the stairway. So you'll be
12 able to document progress to the Board of Appeals and
13 they're -- they can handle things the same way we do
14 here. They can give you another 90 days to --

15 MR. STEPHENSON: That's a Wednesday, isn't
16 it?

17 MR. KOLBE: Correct.

18 MR. STEPHENSON: And only reason I know that
19 is because, guess what? The church convention starts
20 the 17th and 24th of August and here it is another
21 dilemma. So, I mean, I guess I have to be here for a
22 meeting to show them within last -- from now until then
23 that some things been done with the back stairs?

24 MR. KOLBE: Uh-huh.

25 MR. STEPHENSON: Because, if you would have

1 told me, "Nate", 30 days or 90 days ago, "hey, that
2 back stairs --"

3 HEARING OFFICER: I think that we have told
4 you. I have told you.

5 MR. STEPHENSON: Okay. All right, sir.

6 HEARING OFFICER: You know, I don't want to
7 get into an argument.

8 MR. STEPHENSON: We won't.

9 HEARING OFFICER: And I think we've given you
10 plenty of time here. So I think it's time for the
11 Board of Appeals to give you time.

12 MR. STEPHENSON: Okay.

13 HEARING OFFICER: So, you know, plead your
14 case. You show progress.

15 MR. STEPHENSON: That's fine.

16 HEARING OFFICER: You know, it's like we've
17 told everybody else that we move on; if you show
18 progress, then it looks good for you when you show up
19 here.

20 MR. STEPHENSON: Okay.

21 HEARING OFFICER: And I recognize your
22 hardship and I'm sorry for it.

23 MR. STEPHENSON: It's okay.

24 HEARING OFFICER: But we've got to move some
25 of these things on to get completion. Okay?

1 MR. STEPHENSON: I understand.

2 HEARING OFFICER: Okay.

3 MR. STEPHENSON: No problem.

4 HEARING OFFICER: Thank you. So August 17th,
5 then. Okay?

6 MR. STEPHENSON: All right. What time is
7 that meeting?

8 MR. KOLBE: 5:00.

9 MR. STEPHENSON: 5:00. Okay. Thank you.

10 HEARING OFFICER: You're welcome.

11 MR. JACKSON: 719 Blaine Avenue,
12 single-family structure. Date of inspection, 6-29-16.
13 Dangerous and dilapidated structure and property, open
14 to trespass, garage side door, AC opening, open to
15 elements. Roof, siding, trim and gutters all
16 dilapidated. Attractive nuisance, overgrown, debris,
17 unkempt, weeds and overgrowth up to six feet high
18 throughout the rear yard, abandoned vehicle. Gas meter
19 non-visible, electric meter non-visible.

20 Inspector recommendation, placement on the
21 demo list.

22 HEARING OFFICER: So ordered.

23 279 Central Avenue.

24 MR. JACKSON: 279 Central Avenue,
25 single-family structure. Date of inspection is

1 6-29-16. Dilapidated structure. Siding, roof,
2 soffits, trim, windows and flashings dilapidated.
3 Porch steps and chimney crumbling, attractive nuisance,
4 overgrown, debris, unkempt, broken windows, gutters
5 falling off. Gas meter locked out, electric meter off.

6 Inspector recommendation, placement on the
7 demo list.

8 HEARING OFFICER: So ordered.

9 95 -- oh, I'm sorry. 482 Cesar Chavez.

10 MR. JACKSON: 482 Cesar Chavez, single-family
11 structure. Date of inspection, 6-29-16. Vacant,
12 dilapidated property, open to trespass, side door
13 partially kicked in, open to elements, north elevation
14 window open, basement window broken. Siding, trim,
15 soffits, gutters, windows and porches are all
16 deteriorated. Evidence of attractive nuisance,
17 overgrown, debris, unkempt, animal undermining broken
18 windows. Gas and electric meters are off.

19 Inspector recommendation's placement on the
20 demo list.

21 HEARING OFFICER: So ordered.

22 242 Clifford Street.

23 MR. JACKSON: 242 Clifford Street,
24 single-family structure. Date of inspection, 6-29-16.
25 Dangerous, dilapidated house and garage. Vacant over

1 180 days. Open to trespass, garage door and rear
2 basement window. Open to the elements, dilapidated,
3 chimney falling off side of the house. Roof, siding,
4 windows, door and trim all rotted. Attractive
5 nuisance, overgrown, debris, unkempt, animal
6 undermining broken windows. Gas meter locked out,
7 electric meter gone.

8 Inspector recommendation is placement on the
9 demo list.

10 HEARING OFFICER: So ordered.

11 169 Dwight Avenue.

12 MR. JACKSON: 169 Dwight Avenue,
13 single-family structure. Date of inspection, 6-30-16.
14 Building permit, plumbing permit pulled. Roof placed,
15 dilapidated fallen tree, garage needs work, evidence of
16 attractive nuisance, overgrown, debris, garage
17 deteriorated, chimney crumbling, foundation settling,
18 porch needs tuck-pointing. Gas meter on, electric
19 meter on. Front porch crumbling.

20 Inspector recommendation, placement onto the
21 demolition list as no work has progressed. Roofing
22 permit finalized. All other permits have expired.

23 MR. KOLBE: He's reading the letter there.

24 HEARING OFFICER: Yeah.

25 MR. KOLBE: That's -- I was going to bring

1 that to your attention if you didn't see it.

2 MR. MORAN: Yeah, she sent a letter in.

3 MR. KOLBE: Yeah. And her parents did also.

4 I -- you know.

5 MR. MORAN: We --

6 MR. KOLBE: It's just not going anywhere is
7 our big issue.

8 MR. MORAN: It's just, you know, we met with
9 this lady out there many times and tried to explain and
10 get her to understand the things that needed to be
11 accomplished and finished and there's so much that did
12 get accomplished and finished. And this certainly
13 isn't a house that we should be willing to demo; it's
14 in very good shape. It's just, you know, a handful of
15 items that needs to be finished up. And she just
16 hasn't grasped the concept of how to do it.

17 HEARING OFFICER: But the house doesn't look
18 bad from the outside.

19 MR. MORAN: Yeah, this would not be a demo.
20 It just needs somehow to get complete and she needs
21 help doing it.

22 HEARING OFFICER: And I guess I should
23 explain, for the record, because that hasn't been said.
24 The property owner wrote a letter to the Building
25 Department, explaining that she's got some memory

1 issues caused by some physical problems and she's been
2 unable to physically and mentally deal with some of the
3 issues to resolve the building permits and get the home
4 finished up. So she said she wouldn't be able to
5 attend this meeting and she's under the care of her
6 parents who have been trying to help her out with
7 repairs on the property and cleaning things up where it
8 doesn't require the property owner's intervention.

9 So she was asking for, I believe, more time
10 to resolve things. And the pictures here show a home
11 that appears to be in relatively good shape, maybe just
12 a little bit of TLC on some areas of the home. I'm --
13 I --

14 At this time, I -- she moved along on the
15 project a little bit. I can't put this on the demo
16 list. I'm going to push this off until October.

17 MR. KOLBE: Okay.

18 HEARING OFFICER: And, hopefully, at that
19 point in time, she's in better shape to take care of
20 finalizing things. So she has made progress, correct?

21 MR. MORAN: Correct.

22 HEARING OFFICER: It just hasn't been as fast
23 as we might like to see but she has made progress so --

24 MR. KOLBE: Yeah.

25 HEARING OFFICER: Even though the permits

1 have expired. So we'll hold this over until -- until
2 our October meeting.

3 104 South Paddock -- no, I'm sorry. I jumped
4 ahead again. Wrong pile. 226 South Edith.

5 MR. JACKSON: 226 South Edith Street,
6 single-family structure. Date of inspection, 6-29-16.
7 Dangerous and dilapidated structure, vacant over 180
8 days, open to trespass, rear house and side garage
9 doors open to elements, dilapidated siding. Roof,
10 doors, soffits and trim deteriorated. Evidence of
11 attractive nuisance, overgrown, debris, unkempt, open
12 main and electrical box open, abandoned vehicle. Gas
13 meter non-visible, electric meter gone, open box.

14 Inspector recommendation, placement on the
15 demo list.

16 HEARING OFFICER: So ordered.

17 I want to go back, too, because I just
18 noticed this letter from -- on the previous --

19 MR. KOLBE: Right.

20 HEARING OFFICER: -- case, 169 Dwight Avenue
21 that we postponed, I see on the back of the letter that
22 the homeowner wrote -- and I believe this is the home
23 owner's parents.

24 MR. KOLBE: Correct, correct.

25 HEARING OFFICER: So they wrote a letter. I

1 have not read this but I just want to -- scanning this,
2 it appears that they say they've been working with her
3 and trying to get her some physical and mental help,
4 so --

5 MR. KOLBE: Besides, basically, what she had
6 said.

7 HEARING OFFICER: Right. So just note that
8 on the record, too. Sorry. Okay. So 226 Edith,
9 placement on the demo list.

10 21 Elizabeth Lake Road.

11 MR. JACKSON: 21 Elizabeth Lake Road, a
12 single-family structure. Date of inspection, 6-30-16.
13 All permits have been pulled, vacant, vacant over 180
14 days, dilapidated. Trim, soffits, rotted and
15 deteriorated. Attractive nuisance, debris. Gas meter
16 gone, electric meter on.

17 Inspector recommendation is postponement
18 until the October 12th, 2016 meeting as work continues.

19 HEARING OFFICER: So ordered.

20 92 South Francis Avenue.

21 MR. JACKSON: 92 South Francis Avenue,
22 single-family structure. Date of inspection, 6-29-16.
23 Dangerous, deteriorating structure. Vacant over 180
24 days. Open to the elements, south window and roof
25 tarp. Rotted, dilapidated roof. Siding, windows, trim

1 and porch steps all rotted. Attractive nuisance,
2 overgrown, debris, unkempt, broken windows, settling of
3 rear porch steps, dangerous chimney and electrical
4 hazards. Gas meter, none. Electric meter, locked out.

5 Inspector recommendation is placement on the
6 demo list.

7 HEARING OFFICER: So ordered.

8 42 Franklin Boulevard.

9 MR. JACKSON: 42 Franklin Boulevard, a
10 single-family structure. Date of inspection, 7-1-16.
11 Building permit pulled. Dilapidated and rotted
12 components, rotted roof, fascia and soffits. Brick
13 crumbling under rotted substructure, evidence of
14 attractive nuisance, garage. Possible work without
15 permits.

16 Inspector recommendation is to recommend
17 postponement until the October 12th meeting while work
18 progresses.

19 HEARING OFFICER: So ordered.

20 MR. KOLBE: George, on this one, he has since
21 sent in pictures of he tuck-pointed all the brick.

22 HEARING OFFICER: Uh-huh.

23 MR. KOLBE: And it's basically now painting
24 and some facade work. Mike said it would be up to you
25 but he said we could possibly dismiss this. I mean,

1 inside, structurally, it's beautiful inside, it's just
2 outside. But he said it would be basically your call
3 what you wanted to do with it.

4 HEARING OFFICER: So the inspections -- he's
5 passed inspections?

6 MR. KOLBE: Yeah. The only --

7 HEARING OFFICER: I know there were some
8 issues early on because he was trying to get historical
9 approval and whatnot.

10 MR. KOLBE: Right. He's gotten all that.
11 It's basically the painting and the corbel on the
12 outside that has to be done and he's progressing with
13 it. But, as far as removing it from here --

14 HEARING OFFICER: Is Building comfortable
15 with that?

16 MR. KOLBE: -- we would not necessarily final
17 out the permit because he hasn't finalized it out --

18 MR. MORAN: There's no structural issues
19 here. It's just a big, old structure and he's got some
20 cosmetic exterior work --

21 MR. KOLBE: The roof is sound and the brick
22 is good. A lot of it basically is cosmetic. And he
23 said structurally it's sound. He said it would be up
24 to you.

25 HEARING OFFICER: Let's dismiss, then -- it

1 sounds like everybody is comfortable with that -- and
2 clear that off our pallet.

3 508 Harper Street.

4 MR. JACKSON: 508 Harper Street, a
5 single-family structure. Date of inspection, 6-30-16.
6 Dangerous, deteriorating and dilapidated structure,
7 vacant over 180 days, dilapidated basement windows,
8 boarded roof. Soffits, trim, windows, porch steps, all
9 rotted. Attractive nuisance, overgrown, debris,
10 unkempt, broken windows, fallen trees in rear yard.
11 Gas meter gone, electric meter gone -- electric
12 meter -- electric service has fallen off house.

13 Inspector recommendation, placement on the
14 demo list.

15 HEARING OFFICER: So ordered.

16 28 Hudson Avenue.

17 MR. JACKSON: 28 Hudson Avenue, a
18 single-family structure. Date of inspection, 6-29-16.
19 Dangerous and deteriorating house and property. Vacant
20 over 180 days, open to the elements, siding is falling
21 off, dilapidated. Siding, trim, soffits and fascia,
22 all deteriorating. Attractive nuisance, overgrown,
23 debris, unkempt. Gas meter off, electric meter off.

24 Inspector recommendation, placement on the
25 demo list.

1 HEARING OFFICER: So ordered.

2 398 Jordan Road.

3 MR. JACKSON: 398 Jordan Road, a
4 single-family structure. Date of inspection, 6-30-16.
5 Dangerous and dilapidated structure, vacant over 180
6 days. Open to trespass, garage door. Open to the
7 elements, broken rear window, dilapidated garage, porch
8 and windows all deteriorated, evidence of attractive
9 nuisance, overgrown, debris, unkempt, broken windows.
10 Electric meter off.

11 Inspector recommendation, placement on the
12 demo list.

13 HEARING OFFICER: So ordered.

14 101 Kemp Street.

15 MR. JACKSON: 101 Kemp Street, a
16 single-family structure. Date of inspection's 6-29-16.
17 Dangerous and dilapidated structure and property,
18 vacant over 180 days, open to trespass, shed is open to
19 trespass. Open to elements, second floor. Front
20 window dilapidated. Siding, trim, windows, porch and
21 fence deteriorated. Evidence of attractive nuisance,
22 overgrown, debris, unkempt, broken windows. Gas meter
23 locked out and electric meter off.

24 Inspector recommendation, placement on the
25 demo list.

1 HEARING OFFICER: So ordered.

2 770 Kenilworth Avenue.

3 MR. JACKSON: 770 Kenilworth Avenue, a
4 single-family structure. Date of inspection, 6-30-16.
5 Dangerous, dilapidated and deteriorated structure and
6 property. Vacant over 180 days, open to trespass, rear
7 slider and garage open, open to elements, rear slider
8 and upper window open, garage door open. Roof, windows
9 and garage, all dilapidated. Ceilings down in house,
10 evidence of attractive nuisance, overgrown, debris,
11 unkempt, broken windows. Gas meter locked out,
12 electric meter off.

13 Inspector recommendation, placement on the
14 demo list.

15 HEARING OFFICER: So ordered.

16 113 Lincoln Street.

17 MR. JACKSON: 113 Lincoln Street, a
18 single-family structure. Date of inspection's 6-3-16.
19 Vacant, dilapidated structure that is open to trespass,
20 vacant over 180 days. Garage door, rear door to house,
21 basement windows, open to elements. Part of roof is
22 tarped. Dilapidated siding, windows, roof. Soffits,
23 trim and gutters deteriorated. Evidence of attractive
24 nuisance, overgrown, debris, unkempt, broken windows,
25 porch deteriorated. Gas meter locked out, electric

1 meter off.

2 Inspector recommendation, placement on the
3 demo list.

4 MR. KOLBE: George, subsequent to our
5 testimony here, the house caught on fire and the last
6 few pictures you see in there is of major fire damage
7 to it that was basically done at -- when the notice was
8 put up for an emergency demolition, the --

9 HEARING OFFICER: Okay.

10 MR. KOLBE: The owner needs to get it taken
11 care of ASAP.

12 HEARING OFFICER: Placement on the demo list.

13 149 Lincoln Street.

14 MR. JACKSON: 149 Lincoln Street, a
15 single-family structure. Date of inspection, 6-30-16.
16 Vacant, dangerous, deteriorating structure. Vacant
17 over 180 days. Open to trespass, rear entry door,
18 garage door. Front entry is boarded. Open to
19 elements, missing attic windows, dilapidated roof.
20 Siding, trim and soffits rotted. Gutters falling off,
21 interior ceilings falling in, attractive nuisance,
22 overgrown, debris, unkempt, broken windows, porch
23 deteriorating. Gas and electric meters are off.

24 Inspector recommendation is placement on the
25 demo list.

1 HEARING OFFICER: So ordered.

2 95 Mark Avenue.

3 MR. JACKSON: 95 Mark Avenue, single-family
4 structure. Date of inspection, 6-30-16. Vacant,
5 dilapidated and deteriorated structure, vacant over 180
6 days, open to elements, rear second-story window
7 broken, dilapidated, porch crumbling, broken and
8 boarded windows. Siding, trim and garage
9 deteriorating. Evidence of attractive nuisance,
10 overgrown, debris, unkempt, broken windows, major
11 debris in yard, missing guardrail and handrail at the
12 side door. Gas and electric meters are off.

13 Inspector recommendation, placement on the
14 demo list.

15 HEARING OFFICER: So ordered.

16 826 Melrose Avenue.

17 MR. JACKSON: 826 Melrose Avenue, a
18 single-family structure. Date of inspection's 6-30-16.
19 Deteriorating and dilapidated structure, vacant over
20 180 days. South elevation, window, shed door open.
21 Rear window boarded, open and broken windows. Siding,
22 trim, soffits and roof are deteriorated. Evidence of
23 attractive nuisance, overgrown, debris, unkempt, animal
24 undermining broken windows. Gas meter locked out,
25 electric meter off.

1 Inspector recommendation is placement on the
2 demo list.

3 HEARING OFFICER: So ordered.

4 231 Norton Street.

5 MR. JACKSON: 231 Norton Street,
6 single-family structure. Date of inspection's 7-1-16.
7 Vacant, dilapidated, deteriorated structure. Vacant
8 over 180 days, open to trespass, siding -- through
9 door. Front door is boarded. Open to elements, side
10 door, upper front window, dilapidated window. Soffits,
11 trim and gutters dilapidated and falling off. Evidence
12 of attractive nuisance, overgrown, debris, unkempt,
13 broken windows, foundation cracks. Gas meter locked
14 out, electric meter off.

15 Inspector recommendation, placement on the
16 demo list.

17 HEARING OFFICER: So ordered.

18 235 Norton Street.

19 MR. JACKSON: 235 Norton Street,
20 single-family structure. Date of inspection, 7-1-16.
21 Vacant, dangerous and deteriorating structure and
22 property. Vacant over 180 days. Open to trespass,
23 basement window and garage door. Broken window boarded
24 from inside. Open to elements, window boarded from
25 inside garage. Dilapidated roof, siding, windows.

1 Soffits, trim and garage are all rotted and
2 dilapidated. Evidence of attractive nuisance,
3 overgrown, debris, unkempt, broken windows, chimney
4 crumbling, porch and foundation is crumbling. Gas
5 meter lock broke off, electric meter gone.

6 Inspector recommendation, placement on the
7 demo list.

8 HEARING OFFICER: So ordered.

9 104 South Paddock Street.

10 MR. JACKSON: 104 South Paddock Street,
11 single-family structure. Date of inspection's 6-29-16.
12 Building permit pulled. Plumbing, mechanical and
13 electrical finalized. Vacant, dilapidated structure.

14 Inspector recommendation, dismissal.

15 MR. MORAN: The building permit was finalized.
16 All the mechanicals were finalized out. And that house
17 is -- is ready for dismissal.

18 HEARING OFFICER: Okay. I'm trying to -- I'm
19 trying to remember some of these. Who was the property
20 owner on --

21 MR. MORAN: The gentleman was here earlier.
22 He was for 76 Edison.

23 MR. KOLBE: Yeah, it was with the gentleman
24 that had just bought the house. It was the second item
25 on our agenda.

1 HEARING OFFICER: Yeah.

2 MR. KOLBE: The gentleman that was talking
3 was the owner of this one. I was puzzled why he didn't
4 have this one with it, other than he knew it was going
5 to be dismissed.

6 HEARING OFFICER: Well, it's nice to see --

7 MR. KOLBE: Yes.

8 HEARING OFFICER: -- some progress.

9 MR. MORAN: Yeah. They did a lot of work on
10 that house. It's ready to go.

11 HEARING OFFICER: It's dismissed.

12 MR. MORAN: Thank you.

13 HEARING OFFICER: 527 Pearsall.

14 MR. JACKSON: 527 Pearsall Avenue,
15 single-family structure. Date of inspection, 7-1-16.
16 Building permit pulled, mechanical permit pulled.
17 Dilapidated --

18 Oh, inspector recommendation, postponement
19 until the October 2nd, 2016 Hearing Officer meeting
20 while work concludes.

21 MR. KOLBE: They had squatters in the house;
22 that kind of delayed them being able to work on the
23 inside or they probably would have had everything
24 finalized by now. They just got the squatters out so
25 they're looking to finish up. But they've made a major

1 improvement, as you can see, from the outside.

2 HEARING OFFICER: Yeah.

3 MR. KOLBE: You know --

4 HEARING OFFICER: Okay. Postponement until
5 our next hearing.

6 803 Pensacola Avenue.

7 MR. JACKSON: 803 Pensacola Avenue,
8 single-family.

9 HEARING OFFICER: I'm sorry. I -- is that
10 803 or 801?

11 MR. KOLBE: 803 Pensacola, I believe.

12 HEARING OFFICER: Because I have 801 on one.

13 MR. KOLBE: It probably is a typo on the
14 sheet there. If that's the sheet you got, it's --
15 that's -- what's the tax ID number, 14?

16 HEARING OFFICER: 1419207027.

17 MR. KOLBE: Correct. It was just a typo on
18 the number. It should be 203, not --

19 MR. MORAN: 803.

20 HEARING OFFICER: 803.

21 MR. KOLBE: 803.

22 HEARING OFFICER: Okay. 803 Pensacola. I'm
23 sorry.

24 MR. JACKSON: 803 Pensacola Avenue,
25 single-family structure. Date of inspection, 6-29-16.

1 Dangerous and dilapidated structure. Open to trespass,
2 right elevation window open to elements, roof and
3 window on right elevation. Dilapidated porch. Roof,
4 shingles and windows are dilapidated. Evidence of
5 attractive nuisance, overgrown, debris, unkempt, animal
6 undermining broken windows, abandoned vehicle. Gas
7 meter locked out, electric meter off.

8 Inspector recommendation, placement on the
9 demo list.

10 HEARING OFFICER: So ordered.

11 340 East Pike Street.

12 MR. JACKSON: 340 East Pike Street,
13 single-family structure. Date of inspection's 6-29-16.
14 Dangerous, collapsing structure. Vacant over 180 days.
15 Open to trespass, east elevation windows. Open to
16 elements, roof and windows. Evidence of attractive
17 nuisance, debris, unkempt, broken windows. Gas meter
18 locked out, electric meter off.

19 Inspector recommendation, placement on the
20 demo list.

21 HEARING OFFICER: So ordered.

22 98 Pingree Avenue.

23 MR. JACKSON: 98 Pingree Avenue,
24 single-family structure. Date of inspection's 6-29-16.
25 Fire damaged and dangerous structure, vacant over 180

1 days. Open to trespass, windows, rear porch doors and
2 garage doors. Open to elements, dilapidated. Entire
3 structure is fire-damaged, dilapidated and dangerous.
4 Evidence of attractive nuisance, overgrown, debris,
5 unkempt, broken windows. Gas meter gone, electric
6 meter gone.

7 Inspector recommendation, placement on the
8 demo list.

9 HEARING OFFICER: So ordered.

10 72 Putnam Avenue.

11 MR. JACKSON: 72 Putnam Avenue,
12 single-family -- no, duplex structure. Date of
13 inspection, 6-29-16. Dangerous and deteriorating
14 structure, vacant over 180 days, dilapidated siding,
15 and windows, trim and soffits deteriorated, porch
16 falling apart, evidence of attractive nuisance,
17 overgrown, debris, unkempt, animal undermining broken
18 windows. Handrails and guardrails missing, crumbling
19 side porch steps. Gas meter gone, electric meter gone.
20 Electric service leads cut.

21 Inspector recommendation, placement on the
22 demo list.

23 HEARING OFFICER: So ordered.

24 83 Putnam Avenue.

25 MR. JACKSON: 83 Putnam Avenue, single-family

1 structure. Date of inspection's 6-29-16. Front
2 windows were boarded up, garage door open, dilapidated.
3 Roof, porch and fencing deteriorated. Foundation has
4 large crack, evidence of attractive nuisance,
5 overgrown, debris, unkempt, broken windows. Gas meter
6 locked out, electric meter off.

7 Inspector recommendation, placement on the
8 demo list.

9 HEARING OFFICER: So ordered.

10 272 South Sanford Street.

11 MR. JACKSON: 272 South Sanford Street,
12 duplex. 6 -- date of inspection's 6-29-16.

13 Fire-damaged house, dilapidated with foundation
14 crumbling, rear garage collapsing, vacant over 180
15 days. Missing and open windows on north, south and
16 east elevations. Open to elements, dilapidated roof.
17 Siding, soffits and trim rotted. Windows missing,
18 porch steps and foundation crumbling, evidence of
19 attractive nuisance. Overgrown, debris, unkempt,
20 animal undermining broken windows. Chimney and
21 foundation crumbling, abandoned vehicles. Gas meter
22 locked out, electric meter gone.

23 Inspector recommendation, placement on the
24 demo list.

25 HEARING OFFICER: So ordered.

1 15 Short Street.

2 MR. JACKSON: 15 Short Street, duplex. Date
3 of inspection's 7-1-16. Vacant, dilapidated, dangerous
4 structure. Vacant over 180 days. Roof, siding,
5 soffits, trim and stairs to second level are all
6 dilapidated. Evidence of attractive nuisance, animal
7 undermining, abandoned trailer and vehicles. Gas
8 meter, electric meter both gone.

9 Inspector recommendation, placement on the
10 demo list.

11 HEARING OFFICER: So ordered.

12 116 West Strathmore.

13 MR. JACKSON: 116 West Strathmore,
14 single-family structure. Date of inspection's 6-30-16.
15 Vacant, dilapidated structure, vacant over 180 days.
16 Rear door, side door and garage door are open. Open to
17 the elements, porch is crumbling. Siding, trim, roof,
18 doors and windows are all rotted. Evidence of
19 attractive nuisance, overgrown, debris, unkempt, broken
20 windows. Gas meter non-visible, electric meter off.

21 Inspector recommendation, placement on the
22 demo list.

23 HEARING OFFICER: So ordered.

24 315 Voorheis Street. What is slash 8 Peggy?

25 MR. KOLBE: It's a corner lot. It's a

1 duplex. The 315 is -- faces Voorheis, 8 Peggy is an
2 actual third unit, the small house behind that faces
3 the side street. It's all on one tax ID number.

4 HEARING OFFICER: One. Okay.

5 MR. JACKSON: 315 Voorheis Street/8 Peggy,
6 duplex and single-family structure. Date of
7 inspection, 7-1-16. Vacant, deteriorating and
8 dangerous structure. Vacant over 180 days, open to the
9 elements, multiple broken windows. Siding, soffits,
10 trim, doors and garage are dilapidated. Evidence of
11 attractive nuisance, overgrown, debris, unkempt, animal
12 undermining broken windows, rotted and unsafe porches.
13 Gas meter locked out, electric meter off, missing.

14 Inspector recommendation, placement on the
15 demo list.

16 HEARING OFFICER: So ordered.

17 MR. KOLBE: That's it.

18 HEARING OFFICER: Any other business?

19 MR. KOLBE: That's it.

20 HEARING OFFICER: Next meeting is
21 October 12th.

22 MR. KOLBE: 4:00.

23 HEARING OFFICER: That concludes today's
24 hearing.

25 (Hearing was concluded at 5:59 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. I do further certify that the foregoing transcript, consisting of (118) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

