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CITY OF PONTIAC  
HEARING OFFICER MEETING  
WEDNESDAY, JANUARY 20, 2016  
4:05 P.M.

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Agenda: )  
 )  
Petitions from the )  
Building Department )  
----- )

Meeting before Hearing Officer  
George Hartman, at 47450 Woodward Avenue, 2nd  
Floor, Council Chambers, Pontiac, Michigan 48342,  
on Wednesday, January 20, 2016.

BUILDING DEPARTMENT:

- Zachary Beach  
(Code Enforcement Officer)
- Dan Kolbe  
(Public Relations)
- Dave Moran  
(Building Inspector Code  
Enforcement Officer)

CITY OFFICIAL:

Deputy Mayor Jane Bais-DiSessa

REPORTED BY:

Quentina R. Snowden, (CSR-5519)  
Certified Shorthand Reporter,  
Notary Public

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MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

- Robert Hawl
- William Parkin
- Bruce Katz
- Drew Smythe
- Clarissa Laws
- Kermit Nolte
- Lakeisha Hawkins
- Debra Saylor
- Sharon Muradian
- Glen Frantz
- Toni Frantz
- Nate Stephenson
- Albert Swidan/Andrey Noskov
- Canovia B. Sharpton
- John Wold
- Corey Lambert
- Canovia L. Sharpton
- Wayne Lockard

1	P R O P E R T Y I N D E X		
2	ADDRESS	ACTION	PAGE
3	606 West Huron St.	Called	06
4		Held over	08
		until April	
5	780 Cameron Ave.	Called	08
		Sent to BOA	10
6	104 South Paddock St.	Called	10
7		Held over	11
		until April	
8	76 Edison St.	Called	11
9		Held over	12
		until April	
10	90/92 Pingree Ave.	Called	12
11		Held over	14
		until April	
12	36 Orton Ave.	Called	14
13		Held over	20
		until April	
14	69 Strathmore Ave.	Called	20
15		Held over	21
		until April	
16	313 West Huron St.	Called	21
17		Held over	24
		until April	
18	106 East Rutgers Ave.	Called	24
19		Held over	25
		until April	
20	48720 Woodward Ave.	Called	25
21		Held over if	29
22		property	
		maintenance	
23		scheduled in	
		7 days	
24			
25			

1	P R O P E R T Y I N D E X		
2	ADDRESS	ACTION	PAGE
3	215 West Cornell Ave.	Called	29
4		Held over if	31
5		property	
6		maintenance	
7		scheduled in	
8		7 days	
9	92 Wesson St.	Called	31
10		Held over if	42
11		building	
12		permit pulled	
13		in 7 days	
14	527 Pearsall Ave.	Called	42
15		Held over	45
16		until April	
17	451 South Jessie St.	Called	45
18		Sent to BOA	78
19	1237 Stanley Ave.	Called	52
20		Held over	58
21		until April	
22	18 North Paddock St.	Called	58
23		Sent to BOA	62
24	316 East Sheffield Ave.	Called	62
25		Sent to BOA	64
26	326 East Sheffield Ave.	Called	65
27		Sent to BOA	66
28	212 Branch St.	Called	79
29		Dismissed	80
30	169 Dwight Ave.	Called	80
31		Held over	81
32		until April	
33	51 Mary Day Ave.	Called	81
34		Sent to BOA	82
35	912 Melrose St.	Called	83
36		Sent to BOA	83

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P R O P E R T Y I N D E X

ADDRESS	ACTION	PAGE
28 Portage St.	Called	83
	Demo list	84
71 North Roselawn St.	Called	84
	Demo list	85
400 Second Ave.	Called	85
	Demo list	85
221 West Ypsilanti Ave.	Called	86
	Demo list	86

1 PONTIAC, MICHIGAN; WEDNESDAY, JANUARY 20, 2016

2 HEARING OFFICER: We'll call today's  
3 meeting to order. I'm George Hartman, the hearing  
4 officer today. Gentlemen.

5 MR. MORAN: David Moran, building  
6 inspector and code enforcement officer.

7 MR. BEACH: Zach Beach, code  
8 enforcement.

9 MR. KOLBE: Dan Kolbe, clerical.

10 HEARING OFFICER: Please rise for the  
11 Pledge of Allegiance.

12 (Pledge of Allegiance recited by all.)

13 HEARING OFFICER: 606 West Huron, Dan?

14 MR. KOLBE: Correct.

15 HEARING OFFICER: 606 West Huron.  
16 Your name, sir.

17 MR. HAWL: Robert Hawl.

18 HEARING OFFICER: Okay.

19 MR. BEACH: Property address is 606  
20 West Huron. The property was posted on 1-6-2016.  
21 The property has a building permit issued. It  
22 requires a plumbing permit. Mechanical permit has  
23 been issued and so has an electrical permit.

24 Property was found to be vacant. It  
25 was safe and secure. Property is dilapidated.

1 Collapsing brick wall, compressors on roof, trim  
2 coping coming off, it's overgrown, unkept. There is  
3 evidence of an attractive nuisance. All rooftops  
4 units have been scrapped. Electrical line hazards.  
5 There is no gas meter. However, there has been a  
6 new electric meter installed.

7 It is our recommendation that the  
8 property be postponed to the April 2016 Hearing  
9 Officer Meeting while work progresses.

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

12 MR. HAWL: Yeah, yeah. Hopefully next  
13 meeting we'll be done probably.

14 HEARING OFFICER: Okay.

15 MR. HAWL: Because we hired a  
16 contractor, he's going to start work and everything  
17 is going to be done.

18 HEARING OFFICER: Do you have any  
19 tenants lined up yet?

20 MR. HAWL: I'm sorry?

21 HEARING OFFICER: You're leasing this  
22 out or is this for your own --

23 MR. HAWL: It is either leasing or  
24 sell it. We got a couple of guys they ask, they  
25 want to buy it, so --

1 HEARING OFFICER: Okay. We'll  
2 postpone this until our next hearing which is --

3 MR. KOLBE: April 13th.

4 HEARING OFFICER: -- April 13th.

5 Okay. Thank you.

6 MR. HAWL: Thank you.

7 HEARING OFFICER: 780 Cameron Avenue.

8 MR. BEACH: Property address is 780  
9 Cameron Avenue. The property was posted on January  
10 7, 2016. There are no permits issued to date.  
11 Property is not vacant. It is not open to trespass.  
12 It is open to the elements. The roof has collapsed  
13 in on itself. Additional dilapidation, siding  
14 missing, soffits, trim and gutters falling off.  
15 It's an attractive nuisance.

16 It's our recommendation that the  
17 property -- that the property be placed on the  
18 demolition list.

19 HEARING OFFICER: Okay. Your name,  
20 sir?

21 MR. PARKIN: William Parkin.

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

24 MR. PARKIN: Yes, sir.

25 HEARING OFFICER: Okay. And what is



1 your situation with this home?

2 MR. PARKIN: As you mentioned, it's  
3 been unoccupied for years. And nobody staying  
4 there. I got a few things I'd like to take out of  
5 the house. It can go on the demolition list. I  
6 have been in the safety department and told them  
7 that I -- actually I paid the \$200 to have the  
8 inspection, but further review I went in and seen it  
9 wasn't stable where I thought it was. So, it can go  
10 on the demolition list is fine with me.

11 HEARING OFFICER: Okay. Then we'll  
12 move this onto the demolition list.

13 MR. PARKIN: And do you have any idea  
14 how soon that would be?

15 HEARING OFFICER: Will that show up  
16 next month?

17 MR. KOLBE: It will be going to the  
18 hearing on the Board of Appeals next month, yes.

19 HEARING OFFICER: Do you know what  
20 date that is?

21 MR. KOLBE: The 24th. It's a  
22 Wednesday.

23 HEARING OFFICER: February 24th?

24 MR. KOLBE: Correct.

25 HEARING OFFICER: So it will go to the

1 Board of Appeals first, and if you care to go that  
2 meeting that would be February 24th.

3 MR. PARKIN: February 24th. Do you  
4 have a time on that?

5 MR. KOLBE: 5:00.

6 MR. MORAN: 5:00.

7 MR. PARKIN: 5:00. Thank you much.

8 HEARING OFFICER: Thank you. 104  
9 South Paddock.

10 MR. BEACH: Property address is 104  
11 South Paddock Street. Property was posted on  
12 January 7, 2016. A plumbing, building and  
13 electrical permit have been issued and the  
14 mechanical permit has been finalized. Property was  
15 identified as being a dangerous building due to it  
16 being vacant with a dilapidated garage. It was  
17 unkept at the time.

18 Currently the property has been  
19 cleaned up; there's a new garage and entry doors.

20 It's our recommendation that the  
21 property be postponed to the April 2016 Hearing  
22 Officer Meeting.

23 HEARING OFFICER: Okay. Your name,  
24 sir?

25 MR. KATZ: Bruce Katz.

1 HEARING OFFICER: Okay.

2 MR. KATZ: I agree -- I agree with  
3 that, I should be done by -- well before that.

4 HEARING OFFICER: Okay. Very good.  
5 We'll postpone you then until our next meeting.

6 MR. KATZ: Thank you.

7 HEARING OFFICER: Thank you. 90, 92  
8 Pingree.

9 MR. KATZ: Excuse me a second. Pardon  
10 me one second. I thought I had another one on  
11 there, 76 Edison; is that not on today?

12 MR. KOLBE: Yeah, but you --

13 MR. KATZ: I signed up both of them at  
14 the same time.

15 MR. KOLBE: Yes.

16 MR. KATZ: Sorry.

17 HEARING OFFICER: Oh, 76 Edison.

18 MR. KATZ: Yes, sir.

19 HEARING OFFICER: Okay.

20 MR. BEACH: Property address is 76  
21 Edison Street. Building permit has been issued,  
22 however a plumbing, mechanical, and electrical  
23 permit are required. The property was found to be  
24 vacant, deteriorating structure, it's been vacant  
25 for over 180 days. The siding is melted off. There

1 is graffiti near the rear porch. It's an attractive  
2 nuisance, it's overgrown, there's debris, it's  
3 unkept. There's animal undermining, broken windows.

4 The electrical meter, there's an open  
5 box which is extremely hazardous. Gas meter is  
6 locked out. However, the property is safe and  
7 secure and has been boarded-up.

8 It's our recommendation that the  
9 property be postponed to the April 2016 Hearing  
10 Officer Meeting.

11 HEARING OFFICER: Okay.

12 MR. KATZ: Bruce Katz.

13 HEARING OFFICER: Yes, sir.

14 MR. KATZ: I agree with that, although  
15 there's no debris around, I've secured it. The  
16 debris is on the property -- the lot next door, it  
17 belongs to the church on the corner of -- well, it  
18 used to be on Woodward and Perry. That's not my  
19 property where all of the debris is. But  
20 nevertheless, we're good and I'm hoping to work  
21 towards April 26th.

22 HEARING OFFICER: Okay. We'll  
23 postpone you then to our next hearing. Thank you.

24 MR KATZ: Thank you.

25 MR. BEACH: Property address is 90, 92

1 Pingree. Property was posted on January 6, 2016. A  
2 building permit has been issued, however, plumbing  
3 mechanical and electrical inspect -- or electrical  
4 permit are required. Property was identified as  
5 being dangerous. It is found to be vacant, open to  
6 trespass, which has since been taken care of. It's  
7 been vacant for over 180 days. There are multiple  
8 broken windows. There are holes in interior walls  
9 and ceilings. Roof, trim and siding are  
10 deteriorated. Gas meter is locked out. Electric  
11 meter, both are shut off. Plumbing has been  
12 stripped.

13 It's our recommendation that the  
14 property be postponed to the April 2016 Hearing  
15 Officer Meeting if all permits are pulled as soon as  
16 possible.

17 HEARING OFFICER: Your name, sir?

18 MR. SMYTHE: Drew Smythe.

19 HEARING OFFICER: Okay. And are you  
20 the owner?

21 MR. SMYTHE: No. Property manager.

22 HEARING OFFICER: Okay.

23 MR. SMYTHE: The electrical permit is  
24 being pulled on Tuesday.

25 HEARING OFFICER: Okay.

1 MR. SMYTHE: So we're going to get the  
2 rest of it once we get power, so we'll get the  
3 mechanical taken care of. Actually the -- DTE is  
4 currently unlocked, I verified that yesterday. DTE  
5 came out last week.

6 MR. MORAN: When is the work going to  
7 commence? I mean, we talked to you back in October  
8 and you said it was going to be done in 60 days.

9 MR. SMYTHE: Yeah, there was an issue.  
10 My apologies. The owners got divorced; they were in  
11 the middle of a divorce and it got nasty, I guess,  
12 and their assets got frozen, each other or whatever,  
13 but now we've got the funds so that was taken care  
14 of on January 7th that was finalized. So our  
15 apologies that we didn't know that was going to  
16 happen. Neither did the owner, so --

17 HEARING OFFICER: Okay. Well, we'll  
18 hold this over until our next meeting in April.

19 MR. SMYTHE: Okay. Should be done by  
20 then.

21 HEARING OFFICER: Thank you. 36 Orton  
22 Avenue.

23 MR. BEACH: Property is 36 Orton. The  
24 property was posted on January 6, 2016. A property  
25 maintenance inspection occurred on July 11th of

1 2014. A building, plumbing and electrical permit  
2 have been issued, however mechanical permit is  
3 required. Property was found to be vacant,  
4 dilapidated, has been vacant for over 180 days. The  
5 roof is practically non-existent. There's no  
6 shingles on the roof sheeting. Boarded-up windows.  
7 There's a tarp covering up the hole on the roof.  
8 The chimney is deteriorated as well as siding and  
9 trim. Gas meter is locked out. The electric meter  
10 is gone.

11 It's our recommendation that the  
12 property be placed on the demolition list if  
13 commitment is not made to step it up.

14 HEARING OFFICER: Okay. Your name,  
15 please?

16 MS. LAWS: Clarissa Laws.

17 HEARING OFFICER: And you're the  
18 property owner?

19 MS. LAWS: Yes.

20 HEARING OFFICER: Okay. And what are  
21 your plans with the house?

22 MS. LAWS: Well, actually my son is  
23 overseeing all of the work on the house, but he's in  
24 the hospital for two days, but I -- I'm planning on  
25 moving in the house when he get through doing it.

1 We -- we have our permits, some of our permits  
2 and -- but we needed extension on them and he's  
3 ready for some of the inspection to be done. What  
4 we're planning to do is bring the house up to where  
5 it's supposed to be so I can move in.

6 HEARING OFFICER: And when is the work  
7 going to start on the house?

8 MS. LAWS: He be going over there.  
9 From what he tell me he be going over there all the  
10 time.

11 HEARING OFFICER: Well, I've got some  
12 recent pictures here from two weeks ago, and it  
13 doesn't look like there's any progress being made.

14 MS. LAWS: Well, I just had -- I just  
15 scheduled for them to come over there and do a  
16 plumbing inspection last Tuesday.

17 HEARING OFFICER: When do you think  
18 you'll have the work completed?

19 MS. LAWS: Well, can he tell you that  
20 when he get out the hospital? Because I can't  
21 really speak for him. All I really do is provide  
22 the funds to have the things done.

23 MR. MORAN: The roof is not even  
24 completed on the house. At one point it seemed like  
25 the roof was shingled and then it went backwards,



1 this whole part of the process. Every time we go  
2 there, you know, it's what -- we don't know what to  
3 expect because sometimes -- at one point we went  
4 back for another posting and there was a bunch of  
5 insulation and new studs and stuff that were thrown  
6 out the back door. And now it was cleaned up a  
7 little bit, but now the roof sheeting is all  
8 susceptible to the elements, the snow and ice and  
9 rain and everything else. I mean, I don't know how  
10 you can get your plumbing, rough plumbing inspection  
11 and all of your rough mechanicals aren't going to be  
12 passed until you get a roof on the house. I mean,  
13 that's first thing's first, you got to keep the  
14 elements out.

15 HEARING OFFICER: Is this open to the  
16 weather?

17 MR. KOLBE: Yeah.

18 MR. MORAN: Open to the weather in  
19 multiple areas, not just the roof, the trim, the  
20 soffits.

21 HEARING OFFICER: Is this drywalled  
22 inside at all?

23 MR. MORAN: No, no.

24 HEARING OFFICER: Bare studs?

25 MR. MORAN: Last time we were in it

1 was all bare studs. So I mean, there's a lot of  
2 work that needs to commence to get it --

3 MS. LAWS: Well, it's going to start.

4 MR. MORAN: Well, how many times have  
5 we posted this?

6 MS. LAWS: But I didn't know the roof  
7 was like that, because he had to do something to the  
8 roof because it was leaking.

9 MR. KOLBE: Let's see --

10 MR. MORAN: We posted this house --

11 HEARING OFFICER: Since 2014.

12 MR. KOLBE: Yeah, this is the seventh  
13 posting.

14 MR. MORAN: Seven times.

15 MS. LAWS: I didn't acquire this house  
16 until February of 2015.

17 HEARING OFFICER: That's when you  
18 bought this?

19 MS. LAWS: Uh-huh. Well, no, it was  
20 gave to me.

21 HEARING OFFICER: Okay. Well, I'm  
22 going to hold this over one more time. That's --  
23 but you've got to get this closed in and get the  
24 site cleaned up. There's garbage all over, I can  
25 see in the pictures and, you know, I want to give

1 you the time to do it and obviously if your son is  
2 in the hospital right now that's a delay. But, you  
3 definitely have to pick up the pace here because  
4 it's a real eyesore and it's a danger. Okay?

5 MS. LAWS: And I need to get an  
6 extension on my permits that I already have?

7 MR. KOLBE: Yes.

8 MS. LAWS: Just go downstairs and do  
9 that?

10 HEARING OFFICER: Go downstairs and --

11 MR. KOLBE: You have to write a letter  
12 and pay the fees. The gentleman who is going to  
13 approve it is not in today.

14 MS. LAWS: So when should I come back?

15 MR. KOLBE: You can come back in the  
16 morning.

17 MS. LAWS: Okay.

18 MR. KOLBE: But I would come back as  
19 soon as possible.

20 MS. LAWS: Okay.

21 HEARING OFFICER: So we'll hold this  
22 over until April, our April meeting. Hopefully you  
23 can get this closed in and at least clean up the  
24 site outside, okay?

25 MS. LAWS: So I should work on the

1 roof first?

2 HEARING OFFICER: Get that house  
3 watertight and clean up the garbage in the yard.

4 MR. MORAN: The roof and all the other  
5 stuff on the outside, all of your trim needs to be  
6 in place, all your soffits. You really need to  
7 enclose the exterior before you really start  
8 focusing on the interior. That would be our  
9 recommendation.

10 MS. LAWS: Okay.

11 HEARING OFFICER: Okay?

12 MS. LAWS: Thank you.

13 HEARING OFFICER: All right. Thank  
14 you.

15 MR. MORAN: Good luck.

16 MR. KOLBE: 69 Strathmore.

17 HEARING OFFICER: 69 Strathmore.

18 MR. BEACH: Property address is 69  
19 West Strathmore. It was posted on January 6, 2016.  
20 The building permit has been issued. Plumbing,  
21 mechanical and electrical permits have all been  
22 finalized. Property has been vacant for over 180  
23 days. The work looks good and is progressing.

24 It's our recommendation that the  
25 property be postponed to the April Hearing Officer

1 Meeting in order to finish the work.

2 HEARING OFFICER: Your name, sir?

3 MR. NOLTE: Oh, Kermit Nolte.

4 HEARING OFFICER: Okay. And when do  
5 you expect completion here?

6 MR. NOLTE: By the next meeting.

7 MR. KOLBE: You do understand if you  
8 sell the house before the permits are finalized, the  
9 new owner will have to re-pull any open permits?

10 MR. NOLTE: Yeah, we pulled it back  
11 off the market until it's completed. We were  
12 working to sell it as-is, but we're just going to  
13 finish it and be done.

14 MR. KOLBE: You're very close to  
15 finishing it. It's a shame not to just get it done.

16 MR. NOLTE: I know. I'm trying.

17 HEARING OFFICER: All right. We'll  
18 hold over until our next meeting. Thank you.

19 MR. NOLTE: Thanks.

20 MR. MORAN: Good luck.

21 MR. NOLTE: Thanks.

22 HEARING OFFICER: Next?

23 MR. KOLBE: 313 Huron.

24 MR. BEACH: Property address is 313  
25 West Huron. Property was posted on January 6, 2016.

1 A property maintenance inspection was conducted on  
2 September 10th of 2015. A building permit has been  
3 issued, however, plumbing and electrical permit are  
4 required. Property is occupied. It was identified  
5 as a dangerous building due to dilapidation of the  
6 roof, trim, chimney and porch. It's rotted, there's  
7 missing siding. The rear porch steps have  
8 collapsed. There's evidence of animal undermining.  
9 The property is an attractive nuisance. Property is  
10 overgrown, there's debris, it's unkept.

11 Additional dilapidation includes the  
12 fact that the chimney is ready to collapse,  
13 guardrails on steps that are missing, the back fence  
14 near the garage is falling over. Both the gas and  
15 electric meter were on.

16 It's our recommendation that the  
17 property be postponed to the April Hearing Officer  
18 Meeting while permits are issued.

19 HEARING OFFICER: Okay. Your name,  
20 please.

21 MS. HAWKINS: Lakeisha Hawkins.

22 HEARING OFFICER: Okay. And are you  
23 the owner or --

24 MS. HAWKINS: Yes.

25 HEARING OFFICER: Okay. And what --

1 we've got permits that still need to be pulled here;  
2 is that correct?

3 MR. KOLBE: Correct. The plumbing  
4 permit and electrical are still needed.

5 HEARING OFFICER: Okay.

6 MR. KOLBE: They have not been pulled.  
7 She's just pulled the building permit and we're  
8 assuming that she'll be pulling the rest of the  
9 permits very shortly --

10 MS. HAWKINS: Yes.

11 MR. KOLBE: -- and get it done. She  
12 was kind of delayed because she had to get  
13 historical approval.

14 HEARING OFFICER: Oh, okay.

15 MR. KOLBE: And that was just granted,  
16 so it's a little -- a cause for the delay in getting  
17 the building permit.

18 HEARING OFFICER: Okay.

19 MR. KOLBE: So we're giving the  
20 benefit of the doubt here and saying "Okay, now that  
21 you got your building permit, assuming you can get  
22 your other permits, we'll let you go until the next  
23 meeting."

24 MS. HAWKINS: Yes.

25 HEARING OFFICER: Okay. So we'll

1 postpone then until our April meeting.

2 MS. HAWKING: Okay. Thank you.

3 HEARING OFFICER: Okay? Good luck.

4 Thank you.

5 MR. KOLBE: 106 Rutgers.

6 MR. BEACH: Property address is 106  
7 East Rutgers. Property was posted on January 7th,  
8 2016. Property maintenance inspections have  
9 occurred on January 7th of 2014 as well as October  
10 5th of 2015.

11 To date, a building permit has been  
12 issued, however, an electrical permit is required.  
13 Property is occupied. Gas meter is on. Electric  
14 meter is on. Property has been cleaned up. It's  
15 our recommendation that the property be postponed to  
16 the January Hearing Officer Meeting -- I'm sorry,  
17 the electrical permit has been finalized, it's not  
18 required. Sorry about that.

19 MS. SAYLOR: It's okay.

20 MR. BEACH: It's our recommendation  
21 that the property be postponed to the January  
22 Hearing Officer Meeting while work is finalized.

23 MS. SAYLOR: To the April meeting, you  
24 mean?

25 MR. KOLBE: That should have been



1 April, yes.

2 MR. BEACH: April.

3 MS. SAYLOR: That's fine, because I  
4 just have a brick to replace on the chimney and I  
5 can't do it in this weather, so --

6 MR. KOLBE: I really thought we were  
7 going to be for dismissal at this point, but it's  
8 just --

9 MS. SAYLOR: Yeah, then we have a  
10 piece of siding too that has to be replaced too, so  
11 that should all be done before we come in.

12 HEARING OFFICER: Okay. So we'll  
13 postpone you to April.

14 MS. SAYLOR: Okay, gentlemen. Thank  
15 you.

16 MR. MORAN: 48720 Woodward.

17 HEARING OFFICER: 48720 Woodward.

18 MR. BEACH: Property address is 48720  
19 Woodward Avenue. Property was posted on January 7,  
20 2016. Property maintenance inspection was paid for  
21 on November 3rd of 2015, however, an inspection was  
22 never scheduled. Property was found to be vacant,  
23 dilapidated. It was boarded by Federal programs in  
24 2011.

25 Property has been vacant for over 180

1 days. The dilapidation includes roof, siding and  
2 soffits and trim. The front porch and stairs are  
3 rotten and dilapidated. It is overgrown. It is an  
4 attractive nuisance. There's graffiti.

5 In the backyard there are trees down  
6 over the electrical wires that have been pulled off  
7 the house. Gas meter is not visible. The electric  
8 meter is off.

9 It's our recommendation that the  
10 property be placed on the demolition list.

11 HEARING OFFICER: Your name, please.

12 MS. MURADIAN: My name is Sharon  
13 Muradian. I'm the owner of the house.

14 HEARING OFFICER: Okay. And are you  
15 planning on fixing this up? I see a for sale sign.

16 MS. MURADIAN: I'm sorry, I'm just a  
17 little hard of hearing, so --

18 HEARING OFFICER: Are you planning on  
19 tearing this house down or fixing it up?

20 MS. MURADIAN: No, we're going to fix  
21 it up. I've already started with -- I've got  
22 here -- I had a home inspection/home improvement  
23 quote done and I'm getting roofing quotes as we  
24 speak. I did pay the \$200 for the inspection fee.  
25 So -- but it's time to get it rolling now. I was

1 involved in another project, but I'm -- that's what  
2 I've done on this one so far. But we know we need  
3 the roof first, so that's what we're --

4 MR. KOLBE: You need the property  
5 maintenance inspection first.

6 MS. MURADIAN: Yes.

7 MR. KOLBE: That's first.

8 MS. MURADIAN: I have to have property  
9 maintenance and we are going to fix it up. We're in  
10 negotiations for a possible sale of the property,  
11 and that -- right now they don't have the money, so  
12 if they come up with the money fine, but I'm going  
13 to go ahead and proceed and I'm just going to go  
14 ahead and fix it and use it as a rental. You know,  
15 if they -- if they come up with the money that's  
16 fine too, but we're going to start and we're going  
17 to -- we have already started.

18 HEARING OFFICER: Okay.

19 MR. MORAN: You started working on it?

20 MS. MURADIAN: No, not working --

21 HEARING OFFICER: No, pulling --

22 MS. MURADIAN: Getting quotes, I have  
23 a quote here from the home inspection and also they  
24 do the home remodeling and they use all licensed  
25 contractors. Okay. And so they came and they went

1 through the house and they told me everything that  
2 was needed to be repaired and replaced, and of  
3 course the big obstacle is the roof right now, and  
4 the trim. So we're going to put up vinyl siding and  
5 we're going to repair -- we're not going to repair  
6 the roof, we're going to take it down, we're going  
7 to replace the roof.

8 HEARING OFFICER: Okay. Now, you know  
9 you have to have the City property maintenance  
10 inspection also?

11 MS. MURADIAN: Yes, I paid the \$200,  
12 we just didn't schedule it.

13 HEARING OFFICER: Okay. So you --

14 MS. MURADIAN: Okay. I will schedule  
15 it. I attempted to, but I think I was a little late  
16 for today's meeting to get that underway.

17 HEARING OFFICER: Okay. So --

18 MS. MURADIAN: But it will be done  
19 within the next week or two, the property  
20 maintenance inspection, we'll have that done then  
21 we'll go ahead and I'm interviewing contractors  
22 above and beyond these guys, okay, to -- to --

23 HEARING OFFICER: So if you schedule  
24 that property maintenance inspection --

25 MS. MURADIAN: Yes.

1 HEARING OFFICER: -- within the next  
2 seven days --

3 MS. MURADIAN: Okay.

4 HEARING OFFICER: -- we'll hold this  
5 over until our April meeting. If you don't schedule  
6 that property maintenance inspection, this will  
7 automatically move on to the Board of Appeals.

8 MS. MURADIAN: No, I will schedule it  
9 within the next seven days.

10 HEARING OFFICER: Okay.

11 MS. MURADIAN: Sure. That's not a  
12 problem.

13 HEARING OFFICER: Very good. So we'll  
14 hold this over then, assuming you schedule that  
15 inspection.

16 MS. MURADIAN: Thank you so much.

17 HEARING OFFICER: Okay. Good luck.

18 MS. MURADIAN: Thank you.

19 MR. MORAN: 215 West Cornell.

20 HEARING OFFICER: 215 West Cornell.

21 MR. BEACH: Property address is 215  
22 West Cornell. It was posted on January 6, 2016. To  
23 date a building permit has been issued, it was  
24 issued on January 8th of 2016. However, it still  
25 requires a property maintenance inspection.

1           It was identified as being dangerous  
2 due to the severe dilapidation and it being a poorly  
3 maintained structure. Property is occupied. It is  
4 not open to trespass. It is open to the elements.  
5 The rear-wall siding is open and covered by a tarp.  
6 In addition, it's also open to the elements near the  
7 roof, windows and trim. Property is overgrown,  
8 there's debris in the backyard. Property is unkept.  
9 The gas meter has been locked off, however, the  
10 electric meter is on.

11           It's our recommendation that the  
12 property be placed on the demolition list.

13           HEARING OFFICER: Okay. Your name,  
14 sir?

15           MR. FRANTZ: Glen Frantz.

16           HEARING OFFICER: Okay. You're the  
17 property owner?

18           MR. FRANTZ: Yes, I am.

19           HEARING OFFICER: Okay. And what is  
20 your intention here with --

21           MR. FRANTZ: We have closed up that  
22 back wall with our permit. That is done. Only  
23 thing we didn't, the property maintenance  
24 inspection. We're hoping to have the money today to  
25 turn it in to get that. I have the paper here so I

1 can fill it out. It's going to be Monday or Tuesday  
2 before I can get that so that they can come out and  
3 have a look at it. The front's been cleaned, the  
4 driveway has been cleaned. Now, the back, it's  
5 frozen, so it's hard to, you know, pick stuff up off  
6 the ground. We would hope during the -- when the  
7 thaw comes then we can start pulling -- I'm going to  
8 pull what I can that's not frozen, but what's frozen  
9 I can't dig it up. And we would hope that we could  
10 go up to the April meeting.

11 HEARING OFFICER: Okay. So, again, if  
12 you pull that property maintenance inspection within  
13 seven days --

14 MR. FRANTZ: Yes, we plan on doing  
15 that Monday or Tuesday.

16 HEARING OFFICER: -- then this will  
17 hold over to our April meeting. If you don't, then  
18 it moves on to the Board of Appeals in February,  
19 okay?

20 MR. FRANTZ: Okay. But that will be  
21 done Monday or Tuesday.

22 HEARING OFFICER: Very good. Thank  
23 you.

24 MR. FRANTZ: Thank you, sir.

25 MR. KOLBE: 92 Wesson.

1 MR. BEACH: Property address is 92  
2 Wesson. It was posted on January 6, 2016.  
3 Property -- I'm sorry, the team inspection occurred  
4 on March 31st of 2015. It was approved by the  
5 Planning Department on September 28th of 2015,  
6 however, there is no action to date. No permits  
7 have been issued. All permits are required.  
8 Property is vacant, dilapidated. It's been vacant  
9 for over 180 days. The dilapidation includes bricks  
10 crumbling, foundation is settling, the chimney has  
11 been removed. The property is overgrown, abandoned.  
12 The rotted stairway assembly in the back is  
13 extremely dangerous. There's a trip hazard in the  
14 sidewalk. The electric meter is on, however, the  
15 gas meter has been locked out.

16 It's our recommendation that the  
17 property be placed on the demolition list due to  
18 lack of progress.

19 HEARING OFFICER: Your name, sir?

20 MR. STEPHENSON: Nate Stephenson.

21 HEARING OFFICER: Okay. Where do we  
22 stand on this, Dan? It has all of its planning  
23 approvals now finally?

24 MR. KOLBE: It has planning approval  
25 and they've had it for a while it's just not



1 progressing anywhere. I mean, they have made no  
2 attempts to start pulling permits.

3 MR. STEPHENSON: Wait. Excuse me.

4 MR. KOLBE: Yes?

5 MR. STEPHENSON: Dan, I seen you three  
6 times since I've been in the office. I brought a  
7 contractor and I brought him to pull a permit for  
8 the mechanical, but if you read on the property  
9 maintenance inspection, PMI, it says -- see, I read  
10 that -- I misread that, it said that it needed some  
11 plans or some drawings for some -- for the HVAC.  
12 Well, I wasn't aware of that and then the contractor  
13 I brought to come and pull the permits just maybe  
14 not even two weeks ago, said I have to have an  
15 architect. So I'm in the process now of getting a  
16 mechanical engineer to draw these plans up. And  
17 surely we're looking to pull the permit once we --  
18 from the last meeting we've been diligently working  
19 and we hit a couple of slick spots with the weather  
20 in the past and all that, but I assure you I'm  
21 working on this.

22 I'm the one you see all the time. And  
23 I've been in the office a couple times, and Dan has  
24 seen me, to get this done. I'm not just leaving it,  
25 you know, nothing -- the chimney we took care of and

1           knocked down because it was hazardous. The back  
2           stairs we roped it off to, you know, keep anybody  
3           from going up there. It's wooden, it's already --  
4           you know, it's wooden fire escape, you know what I  
5           mean, from the top landing.

6                     MR. MORAN: The planning approval was  
7           approved on 9/28 of '15.

8                     MR. STEPHENSON: September?

9                     MR. MORAN: Yeah, and there's no  
10          requirements for any kind of design work or anything  
11          to pull the building permit.

12                    MR. KOLBE: That's the first permit  
13          you need.

14                    MR. MORAN: That's the first one you  
15          got to do is pull a building permit. Your trade  
16          contractors can't pull any of their permits until  
17          you, the owner, pull that building permit.

18                    MR. STEPHENSON: Okay.

19                    MR. MORAN: And you haven't even done  
20          that since September.

21                    MR. STEPHENSON: Okay. Nope. It  
22          wasn't -- okay, it was mis-explained to me. Then  
23          the thing was they said we had to have a plumbing,  
24          mechanical and I think it was electrical, those are  
25          the only three.

1 MR. KOLBE: No.

2 MR. STEPHENSON: Now, if it was just  
3 me alone I could just pull a building permit?

4 MR. MORAN: You're the only one that  
5 can. You're the owner.

6 MR. STEPHENSON: No, they said that we  
7 had to pull these three, it wasn't --

8 MR. MORAN: And then you pull your  
9 trade permits after that, that you have to have as  
10 the owner of that property, a building permit to  
11 allow for this other trade work to commence.

12 MR. STEPHENSON: Well, how much is  
13 that? How much is the permit?

14 MR. MORAN: Well, it's based on the  
15 total dollar amount of improvements to the  
16 structure.

17 MR. STEPHENSON: Improvements?

18 MR. MORAN: Yeah. You're improving  
19 the structure and it's based on the dollar amount of  
20 value to the improvement, that's what the basis of  
21 the permit fee is. But you don't --

22 MR. KOLBE: You have to replace the  
23 back stairs and certain things that doesn't come  
24 under those other permits. It's a building permit  
25 requirement --

1 MR. STEPHENSON: Okay.

2 MR. KOLBE: -- and those are going to  
3 require permit and that's what needs to be on your  
4 building permit.

5 MR. STEPHENSON: So the building  
6 permit -- so I got to --

7 MR. MORAN: The work on the brickwork,  
8 any broken glass, entry door work, hardware,  
9 anything that will fall -- you know, that trip  
10 hazard in the sidewalk, you know, the stairs in the  
11 back, that all falls under the building permit.

12 MR. KOLBE: The demolition of the  
13 chimney was supposed to have a building permit.

14 MR. STEPHENSON: Well, we just knocked  
15 it down.

16 MR. KOLBE: I understand you did, but  
17 that required a permit.

18 MR. STEPHENSON: All right. My thing  
19 is, so I can understand it right, we can pull a  
20 building permit, we could have been pulled this like  
21 without a contractor?

22 MR. MORAN: Yeah. You're the owner,  
23 you're the only one that can pull it.

24 MR. STEPHENSON: Okay. And this --

25 MR. MORAN: In order for your

1 contractor to pull their permits you first have to  
2 have a building permit.

3 MR. STEPHENSON: Oh, see, I didn't  
4 know that. I thought it was just everything had to  
5 be -- the way it was explained to me, and I  
6 apologize, the way it was explained was that we had  
7 to have a contractor, we couldn't do any of the work  
8 ourselves.

9 MR. MORAN: Should have been on the  
10 letter that was sent after the property --

11 MR. STEPHENSON: I have the PMI from  
12 the e-mails and I have -- and actually I talked to  
13 the fire chief waiting on him to come --

14 MR. MORAN: Now that we've clarified  
15 that you -- the very first thing you have to do from  
16 here is apply for and obtain a building permit.

17 MR. STEPHENSON: Okay. And that's  
18 downstairs and that's X amount of dollars, they'll  
19 tell me --

20 MR. MORAN: Yep. They'll figure it  
21 out.

22 MR. STEPHENSON: So, if I pull that  
23 tomorrow, then that's one of the permits that I have  
24 to have for you guys?

25 MR. KOLBE: You can take the

1 application with you and fill it out and bring it  
2 back tomorrow.

3 MR. STEPHENSON: Okay. So I do that,  
4 because I'm trying to get off you all list, I'm just  
5 going to be honest, and I'm not going to mix my  
6 words with you, you know what I mean, I smile, but  
7 I'm trying to get off this list. You know, coming  
8 every three months is cool, I mean, I ought to get a  
9 birthday cake or something today, you know, seeing  
10 each other, but we're friendly. I just want to get  
11 the process situated, straight, started rolling.  
12 You want progress, we want progress. You know what  
13 I mean? That's all it is. So now you said building  
14 permit, let's do that.

15 HEARING OFFICER: Okay. Are you doing  
16 the work yourself?

17 MR. STEPHENSON: No.

18 HEARING OFFICER: Are you hiring out,  
19 for instance, the stairway?

20 MR. STEPHENSON: The stairway we have  
21 is -- I think it's something broken. We had the  
22 roof done and they pulled the permit back in -- no,  
23 not since this process -- don't look at me like  
24 that, Dan. The process, the -- they already did it.  
25 The pastor had the roof done. That was back in '11,

1 '12, December or whatever month. They said -- they  
2 gave us a quote for \$1,100 to do the back stairwell.  
3 I mean, if that needs to be done first just to get  
4 you guys to give me some more time, then I'll pay  
5 the \$1,100 and get that done now. I just was trying  
6 to get the mechanical and electrical done first.

7 HEARING OFFICER: Well, as Dave said,  
8 you need a building permit first before you can get  
9 your electrical and plumbing and mechanical permits.

10 MR. STEPHENSON: Okay.

11 HEARING OFFICER: Okay? Now, if  
12 they're doing the work themselves, they would pull  
13 the permit, but if they're hiring a general  
14 contractor, then the general contractor would have  
15 to. So if you went out and hired what's called a  
16 general contractor to do all of this work for you,  
17 they would have to pull the permit, that way they're  
18 responsible. But if you're going to contract the  
19 work out yourself to a carpenter to build your  
20 stairway, a window guy to fix the windows, then the  
21 permit is going to be under your name. Okay?

22 MR. STEPHENSON: Right. That's  
23 probably how it's going to be, a mechanical guy, a  
24 plumber --

25 MR. KOLBE: Now we're not talking

1 about the trades, we're talking strictly a building  
2 permit.

3 MR. STEPHENSON: Okay.

4 HEARING OFFICER: The plumbing,  
5 electrical, mechanical are referred to as trades.

6 MR. STEPHENSON: Okay.

7 HEARING OFFICER: Okay? So you can't  
8 get your trade permits until you have a building  
9 permit.

10 MR. STEPHENSON: Okay.

11 HEARING OFFICER: Okay?

12 MR. STEPHENSON: And building covers  
13 the sidewalk. I talked to the City because that's  
14 their thing with the sidewalk. They said once the  
15 weather is right they'll come out and pull the  
16 cement and get it right, because it is uneven, it's  
17 broken up over the years and grass is growing in  
18 between. So that's the City. Then you said that  
19 covers the back porch, the sidewalk, doors you said?

20 MR. MORAN: Anything that doesn't have  
21 to do with electrical, plumbing or heating and  
22 cooling.

23 MR. STEPHENSON: Okay.

24 MR. MORAN: So whatever is on that  
25 property maintenance letter.



1 MR. STEPHENSON: So I come down  
2 tomorrow, I'll get a building permit. That will be  
3 the first thing we do. And then we can start  
4 getting these things fixed on the exterior of the  
5 building, correct?

6 MR. MORAN: Exterior and interior. I  
7 mean if there's any interior work, that's all on the  
8 building permit.

9 MR. STEPHENSON: You got to pull a  
10 permit for that?

11 MR. MORAN: You can do any of that  
12 work under your building permit.

13 MR. STEPHENSON: Okay.

14 MR. MORAN: You just can't do  
15 electrical, plumbing or heating and cooling.

16 MR. STEPHENSON: All right. Got you.

17 MR. MORAN: Those have to be by  
18 licensed contractors in those specific trades.

19 MR. STEPHENSON: I'm really getting an  
20 education here. I got you.

21 MR. MORAN: Okay?

22 HEARING OFFICER: I know this has been  
23 in front of us a dozen times or more, but if he  
24 pulls -- if you pull these permits, the building  
25 permit here, in the next seven days, then we'll

1 have --

2 MR. KOLBE: I have no problem --

3 HEARING OFFICER: Yeah, we recognize  
4 that you had a problem early on because of the  
5 parking, the planning and all of that. So I want to  
6 give you the benefit of the doubt. But if April  
7 comes around and you still haven't done anything  
8 then it's going to go on to the Board of Appeals,  
9 okay?

10 MR. STEPHENSON: I appreciate your  
11 patience, sir.

12 HEARING OFFICER: Okay. Very good.  
13 So --

14 MR. STEPHENSON: I really appreciate  
15 your patience.

16 HEARING OFFICER: So we'll hold you  
17 over until April, but you have to pull that building  
18 permit.

19 MR. STEPHENSON: Building permit  
20 tomorrow, right?

21 HEARING OFFICER: Tomorrow.

22 MR. STEPHENSON: All right. Bring  
23 some money. All right. Got you. Thank you.

24 MR. KOLBE: That's the last one that  
25 has signed up.

1 FROM THE AUDIENCE: 527 Pearsall?

2 MR. NOSKOV: You guys want to take a  
3 look at this, we ran into a small -- with the  
4 previous owner so we're just hired to evict her so  
5 we can finish everything. That's what is taking us  
6 a little bit of time.

7 HEARING OFFICER: This is 527  
8 Pearsall. And your name, please, for the record.

9 MR. SWIDAN: Albert Swidan.

10 HEARING OFFICER: And are you the  
11 property owner?

12 MR. SWIDAN: No, PCS. I'm the  
13 contractor.

14 HEARING OFFICER: You're the  
15 contractor?

16 MR. NOSKOV: Andrey Noskov, property  
17 manager.

18 HEARING OFFICER: Okay.

19 MR. BEACH: Property address is 527  
20 Pearsall Avenue. The property was posted on January  
21 6, 2016. The property maintenance inspection  
22 occurred on April 20th, 2015. A building and  
23 mechanical permit were identified as being required.  
24 Those have been issued. The property is occupied.  
25 The property has been cleaned up. There is still

1 debris in the backyard that needs to be taken care  
2 of. The gas meter is gone. The electric meter is  
3 on. There is evidence of -- I'm sorry, no animal  
4 undermining, but just in general the property looks  
5 like it's unkept.

6 It would be our recommendation that  
7 the property be postponed to the April 2016 Hearing  
8 Officer while the work concludes.

9 MR. NOSKOV: Thank you.

10 HEARING OFFICER: Okay. So we'll --  
11 the work almost done here?

12 MR. KOLBE: They just need to get  
13 their finals and they're basically done.

14 MR. SWIDAN: Yeah, we can't get our  
15 final building until we get the HVAC guy. The HVAC  
16 guy, as Dan knows, ran off with our money. So we're  
17 trying to get him in there.

18 And now we've also got the person that  
19 was living there, was supposed to leave by a certain  
20 point and won't and now won't let us back on the  
21 property without calling the cops and trying to  
22 charge us for trespass. That's that eviction notice  
23 that we finally filed in order to get her out of  
24 there so that we can actually continue working on  
25 the property. So we're not allowed to go onto the

1 property to remove the bricks or what have you until  
2 she's gone.

3 HEARING OFFICER: Okay. So we'll hold  
4 this over then until April also.

5 MR. SWIDAN: Thank you.

6 HEARING OFFICER: Very good. Good  
7 luck.

8 MR. MORAN: Protective guardrail on  
9 that stairway down to the basement, too.

10 MR. SWIDAN: Yeah, we can't get to  
11 that because she won't let us -- yeah, we had the  
12 partial building inspection.

13 MR. MORAN: Yeah, you got the letter I  
14 sent you, though?

15 MR. SWIDAN: No. But we'll check, we  
16 might have -- yeah, we can't -- we went to -- after  
17 that partial she -- that's when she threatened to  
18 start calling the cops so we couldn't go back and  
19 fix --

20 MR. MORAN: You're all set. Good  
21 luck.

22 MR. SWIDAN: Thank you.

23 FROM THE AUDIENCE: You got 451 South  
24 Jessie?

25 HEARING OFFICER: 451 South Jessie.

1 MR. BEACH: Property address is 451  
2 South Jessie. It was posted on January 7th, 2016.  
3 Property maintenance inspection occurred on July  
4 16th of 2015. It was identified that building,  
5 plumbing, mechanical and electrical permits were all  
6 required. Property was found to be vacant, open to  
7 trespass, dilapidated. Property has been vacant for  
8 over 180 days. It's open to trespass near the rear  
9 door and window. Basement window is also open.  
10 Dilapidation includes the roof, siding, trim, rear  
11 entry and porch rotted. Property is an attractive  
12 nuisance. Property is overgrown, there's debris,  
13 it's unkept. There's evidence of animal  
14 undermining, multiple broken windows. Gas meter is  
15 locked out. The electric meter is locked out.

16 It's our recommendation that the  
17 property be placed on the demolition list due to  
18 lack of permits.

19 HEARING OFFICER: Okay. Your name,  
20 sir?

21 MR. WOLD: John Wold (ph).

22 HEARING OFFICER: Okay. Are you the  
23 property owner?

24 MR. WOLD: No, sir. I'm the property  
25 contractor.

1 HEARING OFFICER: Okay. And what is  
2 happening with the property?

3 MR. WOLD: I was supposed to meet  
4 with -- the homeowner was supposed to be here, I  
5 don't know what happened, but I'm going to -- to --  
6 they're going to do --

7 MR. MORAN: She called downstairs in  
8 our office and said she was running late, but she  
9 would be here.

10 MR. WOLD: Okay. But I just --

11 MR. MORAN: We probably should wait  
12 for her.

13 HEARING OFFICER: Okay. Let's --  
14 let's --

15 MR. MORAN: She did, she left a  
16 message that she was running late, but that she  
17 would be here.

18 MR. WOLD: Well, I think maybe that  
19 was me that left the message. I don't know.

20 MR. MORAN: Did you call the  
21 Department of Building Safety?

22 MR. WOLD: Yeah, I was supposed to  
23 pick her up, but I don't know where she is, so --

24 MR. MORAN: Andrea?

25 MR. WOLD: Patty Munson, I think.

1 MR. MORAN: Andrea Munson.

2 HEARING OFFICER: Her middle initial  
3 is P so maybe she might go by Patty.

4 MR. MORAN: I guess there's a bunch of  
5 siblings that are supposed to have been co-owners,  
6 but it's not listed, only Andrea Munson is listed.

7 HEARING OFFICER: Is that Andrea or  
8 Andre?

9 MR. WOLD: Andre. Yeah, maybe  
10 that's -- I don't know.

11 MR. MORAN: When I did the property  
12 maintenance inspection back in July it was a Miss  
13 that was there, and her place of residence is on  
14 Whittemore and she had another general contractor  
15 there, but --

16 HEARING OFFICER: Have you been inside  
17 the property?

18 MR. WOLD: Yeah.

19 HEARING OFFICER: And --

20 MR. WOLD: It's secured, so no one can  
21 get in. Got that much done, but I guess she's --

22 MR. MORAN: I went by there the other  
23 day and it seemed like there was a car in the back  
24 of the lot, it was snow-covered, and there was -- I  
25 saw a silhouette of somebody in the house.



1 MR. WOLD: That was probably me.

2 MR. MORAN: Were you just there to  
3 take notes? You're not taking up residence there,  
4 are you?

5 MR. WOLD: No.

6 MR. BEACH: He is?

7 MS. CANOVIA B. SHARPTON: Uh-huh.

8 MR. MORAN: You're not squatting  
9 there?

10 MR. WOLD: If I am, I didn't think  
11 there was a problem with it.

12 MR. MORAN: With squatting there?

13 MR. WOLD: Pardon me?

14 MR. MORAN: It's not a habitable  
15 structure. There's no heat. There's no electric.  
16 It's an incredible amount of mold.

17 MS. CANOVIA B. SHARPTON: He been  
18 working in the house. He been doing work over  
19 there.

20 MR. MORAN: This is not a habitable  
21 structure. You cannot live there.

22 HEARING OFFICER: Do we want to hold  
23 this for a few minutes here and see if the property  
24 owner shows up?

25 MR. KOLBE: Yeah, and if she doesn't

1 show up then we'll send it on.

2 HEARING OFFICER: Let's move on.

3 We'll set this aside temporarily here.

4 MR. WOLD: Yeah. That's fine. I  
5 mean, we just got to get the building permit and  
6 work on it or, you know, whatever -- whatever she  
7 says.

8 HEARING OFFICER: Okay.

9 MS. CANOVIA B. SHARPTON: Can I say  
10 something?

11 MR. KOLBE: Sure. We're going to  
12 postpone this, so make it very brief.

13 MS. CANOVIA B. SHARPTON: Okay. My  
14 name is Canovia B. Sharpton. I live across the  
15 street from the house. I've been in that house --  
16 my house for 46 years. This house been -- since Mr.  
17 Munson bought the house it's been -- people been in  
18 and out, in and out, in and out, some of his  
19 relatives, his kids and grandkids and all of that,  
20 but the house is not fitting for anybody to be  
21 living in there. This guy have been living there  
22 for the last three -- at least three weeks I know.

23 MR. MORAN: Right.

24 MS. CANOVIA B. SHARPTON: And it's an  
25 eyesore.

1 MR. MORAN: Right.

2 MS. CANOVIA B. SHARPTON: Everybody in  
3 that block has been complaining about that house,  
4 but nobody wants to come down here and say anything  
5 but me, because I'm sick of looking it, because in  
6 the summertime I'm sitting on my porch and seeing  
7 the squirrels, the raccoon, the groundhogs, all  
8 that, go in the house. They have had their babies  
9 in there. I see them coming out, the little babies'  
10 teeth -- you know, when they get so they can walk  
11 enough to get to the outside, they peeping in there  
12 and then when they grow on up, then I see them going  
13 up on the porch -- on the roof, I mean, on the  
14 chimney, down the downspout, all of this. It's a  
15 nuisance.

16 MR. KOLBE: Okay.

17 MS. CANOVIA B. SHARPTON: And I wish  
18 you all would go on and tear it down.

19 HEARING OFFICER: Okay. Sir, what  
20 property are you?

21 FROM THE AUDIENCE: I live in the  
22 neighborhood where -- or across the street from 320  
23 and 326 Sheffield.

24 HEARING OFFICER: Okay.

25 FROM THE AUDIENCE: I think I talked

1 to Zach here a while back on that.

2 HEARING OFFICER: Is anybody here for  
3 that property?

4 FROM THE AUDIENCE: I don't know who  
5 owns it now, it's kind of --

6 MR. KOLBE: Let's move on.

7 HEARING OFFICER: Next property owner.

8 MR. LAMBERT: 1237 Stanley Avenue.

9 HEARING OFFICER: 1237 Stanley.

10 MR. BEACH: Property address is 1237  
11 Stanley. It was posted on January 6, 2016.  
12 Property is found to be dilapidated. Vacant for  
13 over 180 days. It was open to trespass. The front  
14 corner of the house had been boarded-up. It's my  
15 understanding from speaking with Corey that a car  
16 had struck the house. The back window above the gas  
17 meter had been open to trespass. The owner has  
18 since taken care of that and boarded it up. There  
19 is junk and debris on the property. It's unkept.  
20 It's an attractive nuisance. Gas meter is on. The  
21 electric meter is on. No permits have been pulled.  
22 No property maintenance inspection has taken place.

23 It's our recommendation that the  
24 property be placed on the demolition list.

25 HEARING OFFICER: Okay. Your name,

1 sir?

2 MR. LAMBERT: My name is Corey  
3 Lambert. My mother actually owns the house, but I  
4 live in it. So basically, I had a drunk driver that  
5 drove through the house. It has only been vacant  
6 since December 1st because I was forced to leave  
7 after this happened. I'm right now in the process  
8 of dealing with their insurance and my insurance to  
9 get a payout and then from that point, it -- I don't  
10 know what they're going to pay me, if it will be  
11 enough to repair the house or not.

12 So, depending on what we settle with  
13 the insurance company it will either be torn down or  
14 it will be rebuilt or I have an investor that is  
15 interested in buying the house as it sits to repair  
16 it to a liveable condition. I'm just in the process  
17 of finalizing everything between the insurance  
18 companies right now, so until that gets done, I'm  
19 just kind of in limbo in what I can do until we  
20 solve the resolution with that.

21 HEARING OFFICER: Now, if we hold this  
22 over to our next meeting, and the insurance money  
23 isn't enough to fix the house up or the insurance  
24 company --

25 MR. LAMBERT: Then it will be torn

1 down and I will be paying for that to happen.

2 HEARING OFFICER: Yeah. And you don't  
3 know when a resolution is going to come on this?

4 MR. LAMBERT: I have an adjuster, a  
5 public adjuster that I hired and they're in the  
6 final negotiations right now. They basically threw  
7 us an offer that was ridiculously low, so he is  
8 going back and forth with them right now. I don't  
9 know exactly how long it's going to take, but it  
10 should be wrapped up relatively shortly. We're  
11 pushing to get it handled as soon as possible. And  
12 as far as the debris and the cleanliness goes, I  
13 didn't clean anything up right away when it happened  
14 because the insurance company didn't want me to  
15 touch anything.

16 Once he stated that I did need to  
17 clean it up, I had a dumpster over there, we cleaned  
18 up the yard. I was able to board up the house. I  
19 do have two vehicles that are still in the driveway  
20 only because right now I'm currently living with a  
21 renter that I have in another property I own and I'm  
22 just, you know, waiting for this all to clear so I  
23 can either tear it down or rebuild it and then go  
24 find me a new house if I have to. Just kind of  
25 waiting for all of this to pan out.

1 HEARING OFFICER: Okay.

2 MR. MORAN: And you do have stuff  
3 going on with the garage, mechanical equipment on  
4 the back side of the garage?

5 MR. LAMBERT: It's what is called a  
6 mini splits for heating and cooling. I had that  
7 installed by a professional contractor. But it's  
8 nothing permanent, so it's removable.

9 MR. MORAN: Did you pull permits on  
10 those?

11 MR. LAMBERT: I didn't know that we  
12 had to.

13 MR. MORAN: Any kind of mechanical  
14 equipment that's associated with the attached  
15 garage, detached structure --

16 MR. LAMBERT: I mean, I can remove  
17 that from the property, there's no problem, but  
18 it's -- it doesn't hook to anything in the house at  
19 all. There's no gas lines or anything running to it  
20 so I didn't know that I needed one. I had a  
21 licensed contractor and they didn't make any  
22 insinuations stating that I needed that done. So if  
23 that is a problem I can have -- I can pay for the  
24 permit to be pulled for it, but from my  
25 understanding of what's going to happen I'm going to

1 end up tearing this house down.

2 MR. MORAN: Okay.

3 HEARING OFFICER: Dan, if -- I don't  
4 want to hinder a repair of the house, but if we move  
5 this on to the Board of Appeals at the end of  
6 February, do you think you'll have a resolution by  
7 then?

8 MR. LAMBERT: I have no idea. If I  
9 can get a statement from the City of Pontiac stating  
10 that it has to be tore down or an action has to come  
11 I can submit that to the insurance company to get  
12 the -- at least get them to pay out the money to be  
13 able to tear it down if we're not going to deal with  
14 that. Just right now I'm waiting to find out what  
15 they're going to try and do with it before I can  
16 really make my next move.

17 HEARING OFFICER: I hate to compromise  
18 his hand in getting a better settlement from the  
19 insurance company that could either fix the house up  
20 or make him whole on it by moving it on to the Board  
21 of Appeals where they say "Well, the City's  
22 condemned it therefore it's not repairable" and use  
23 that against him.

24 MR. LAMBERT: I do have other  
25 properties, I'm actually in the process of



1 renovating another house I bought out at the  
2 foreclosure auction, so I do invest into the  
3 properties. I'm not just trying to play around.  
4 I'm kind of in a very shitty position because of the  
5 circumstances.

6 HEARING OFFICER: Yeah. So, I mean  
7 I --

8 MR. BEACH: What's your pleasure?

9 HEARING OFFICER: Well, I think I'm  
10 going to postpone you until April, because if -- if  
11 he moves on to the Board of Appeals that's just  
12 going to hurt him as far as trying to get a fairer  
13 repair value out of it, and, you know, obviously if  
14 it's not settled by April then we'll -- we're going  
15 to move you on to the Board of Appeals.

16 MR. LAMBERT: Yeah, that's not a  
17 problem. If it comes down to it I can come up with  
18 the funds to tear it down, I just -- right now I'm  
19 paying out-of-pocket for all of my living expenses  
20 and I don't really have the extra money just to drop  
21 ten -- I think it was around ten grand is what the  
22 bid was for the tear down on it.

23 HEARING OFFICER: Yeah.

24 MR. LAMBERT: So that's just kind of  
25 the situation I'm in right now. I do have every

1 intention to make sure the house is either repaired  
2 or tore down, however it works out, I just don't  
3 know my options until I figure out how much they're  
4 going to pay me on it.

5 HEARING OFFICER: Yeah. Well,  
6 let's -- we'll hold you over until the April  
7 meeting. If -- I guess if the insurance company  
8 decides they want to take possession and tear it  
9 down, it will be out of our hands anyways at that  
10 point, but I don't want to have them use an order  
11 from here to fail to pay you fair value for the  
12 property.

13 MR. LAMBERT: I appreciate that.

14 HEARING OFFICER: Okay? All right.  
15 Very good. Thank you.

16 MR. LAMBERT: Thank you very much.  
17 You guys have a great day.

18 FROM THE AUDIENCE: I want to see how  
19 the process works.

20 MR. KOLBE: Anybody else back there  
21 with an ownership?

22 CANOVIA L. SHARPTON: Well, my  
23 grandmother has the house on 18 North Paddock.

24 MR. KOLBE: Okay.

25 MS. CANOVIA L. SHARPTON: And she had

1 had a stroke, and wasn't in good health and she have  
2 attorneys that's over her.

3 MR. BEACH: Property address is 18  
4 North Paddock. Property was posted on January 7,  
5 2016. No property maintenance inspection has  
6 occurred to date, no permits have been issued to  
7 date. The reason for it being identified as a  
8 dangerous building, it's dilapidated, severely  
9 fire-damaged, it's been vacant for over 180 days.

10 It's not open to trespass. It's open  
11 to the elements. Some windows are boarded from the  
12 inside. Also one of the basement windows is being  
13 covered up by, it looks like a piece of plastic or  
14 something.

15 CANOVIA L. SHARPTON: Yeah, it's one  
16 that got a door by it.

17 MR. BEACH: Okay. In addition, the  
18 front porch roof, siding, trim, are all dilapidated.  
19 Property is an attractive nuisance, it's overgrown,  
20 there's debris in the backyard, a significant amount  
21 of debris.

22 MS. CANOVIA L. SHARPTON: Yeah, that's  
23 the neighbors threw that stuff over there from next  
24 door.

25 MR. BEACH: Multiple broken windows.

1 Evidence of animal undermining. The porch steps in  
2 both the front and rear are dangerous and collapsed.  
3 Gas meter is gone. The electric meter has been  
4 removed.

5 It's our recommendation that the  
6 property be placed on the demolition list.

7 HEARING OFFICER: Your name, please?

8 MS. CANOVIA L. SHARPTON: Canovia L.  
9 Sharpton.

10 HEARING OFFICER: Okay. And this is  
11 whose home?

12 MS. CANOVIA L. SHARPTON: My  
13 grandmother's.

14 HEARING OFFICER: Your grandmother's?

15 MS. CANOVIA L. SHARPTON: It caught a  
16 fire, you know, just about a year now, and she was  
17 in rehabilitation and couldn't walk and all, and so  
18 the State so far right now is over her wellbeing,  
19 and so therefore her attorney supposed to been here  
20 to see what's going on, but I see they never showed.  
21 So I came up here to see what was going on as far as  
22 that goes, because they -- it used to have three  
23 cars in the garage -- in the yard, which those was  
24 removed when they said something before, you know,  
25 we picked up some, but since we had picked up the

1 neighbors that stay next door, the apartment next  
2 door threw mattresses over there in the backyard,  
3 strollers in the backyard and all this along the  
4 fence line and all.

5 HEARING OFFICER: Is this house  
6 repairable?

7 MR. MORAN: We haven't seen the  
8 inside, but --

9 MS. CANOVIA L. SHARPTON: No, she  
10 have -- you know, she still have belongings inside  
11 the home that, you know, it had got cold so it was  
12 hard to go in there and try to do any work to get  
13 anything that she might can salvage out of house.  
14 But she said that she was going to most likely have  
15 the demolition, but she wanted to get her  
16 belongings -- try to get her belongings out of the  
17 house before, you know, that happens.

18 HEARING OFFICER: Okay. So she has no  
19 intention of fixing the house up?

20 MS. CANOVIA L. SHARPTON: No, she said  
21 she didn't.

22 HEARING OFFICER: Okay. So then what  
23 we'll do is we'll move this on to what's called the  
24 Board of Appeals for their February 24th --

25 MR. KOLBE: 24th.

1 HEARING OFFICER: February 24th  
2 meeting and if you care to, you can attend that  
3 meeting. At that point they'll make a decision  
4 whether to give you time to fix the house up or  
5 whether it moves on to the actual demolition list.  
6 Demolition wouldn't take place probably for six  
7 months.

8 MR. KOLBE: Oh, at least.

9 HEARING OFFICER: At least six months,  
10 so there's time to get your belongings out of the  
11 house.

12 MS. CANOVIA L. SHARPTON: Okay.

13 HEARING OFFICER: Okay?

14 MS. CANOVIA L. SHARPTON: All right.  
15 And you said February the 24th?

16 HEARING OFFICER: February 24th, 5:00.

17 MR. KOLBE: You'll be notified or the  
18 owner will be notified as they were on this meeting.

19 MS. CANOVIA L. SHARPTON: Okay. All  
20 right. Thank you.

21 MR. BEACH: Have a nice night.

22 MS. CANOVIA L. SHARPTON: You all too.

23 HEARING OFFICER: And then you were --  
24 which property?

25 MR. LOCKARD: 316 East Sheffield and

1 326 East Sheffield.

2 MR. BEACH: Property address is 316  
3 East Sheffield.

4 MR. LOCKARD: Yes.

5 MR. BEACH: It was posted on January  
6 6, 2016. Property was identified as being dangerous  
7 due to the severity of the dilapidation in both the  
8 house and garage. Property is found to be vacant,  
9 has been vacant for over 180 days. It is not open  
10 to trespass, however, it is open to the elements.  
11 There are several holes in the roof. There is  
12 siding missing. There's a tarp on the roof covering  
13 the rotten shingles exposed on the roof. The  
14 chimney has collapsed onto the roof. Trim is  
15 rotten. Property is the definition of an attractive  
16 nuisance, it's overgrown, there's debris, unkept.  
17 There's evidence of animal undermining.

18 Gas meter was locked out. The  
19 electric meter is off.

20 It's our recommendation that the  
21 property be placed on the demolition list.

22 HEARING OFFICER: Okay. And --

23 MR. LOCKARD: I left the tarp on that  
24 roof, that was on there about three or four years  
25 ago even when the woman had, you know, walked away

1 from it there.

2 HEARING OFFICER: Okay. Can we have  
3 your name for the record, please.

4 MR. LOCKARD: Wayne Lockard.

5 HEARING OFFICER: And you are a  
6 neighbor?

7 MR. LOCKARD: Yeah, I live across the  
8 street, 295 East Sheffield.

9 HEARING OFFICER: Okay. Well, the  
10 property owner --

11 MR. KOLBE: No.

12 HEARING OFFICER: Does anybody own  
13 this, the bank take possession?

14 MR. KOLBE: Bank has it.

15 HEARING OFFICER: Looks like the bank  
16 has possession, so we're going to move this on to  
17 the demo list. So it will go to the Board of  
18 Appeals in February.

19 MR. LOCKARD: There's some scumbag  
20 real estate company trying to sell it here, because  
21 I talked to them about it and --

22 MR. BEACH: Was that Vision, they put  
23 that stake sign in the front yard?

24 MR. LOCKARD: Yeah. Did you pull it  
25 out or did they take it?



1 MR. BEACH: I just noticed it was  
2 gone.

3 MR. LOCKARD: Yeah, so they must of  
4 got the idea that it wasn't worth saving.

5 MR. BEACH: Hopefully.

6 MR. LOCKARD: This woman was saying  
7 here with the squirrels and the raccoons and all  
8 that stuff and everything, that place is a mess.  
9 And then the one at --

10 HEARING OFFICER: All right. Well,  
11 we're going to do the next one now.

12 MR. LOCKARD: Okay.

13 HEARING OFFICER: So 326 East  
14 Sheffield.

15 MR. BEACH: Property address is 326  
16 East Sheffield. Property was posted on January 6,  
17 2016. Property is identified as being dangerous due  
18 to the dilapidation of the house and garage.  
19 Property is found to be vacant for over 180 days.  
20 It is open to trespass, the rear house door and  
21 garage, there is no garage door. It's open to the  
22 elements, the rear door to the house. The property  
23 is dilapidated and just the house overall, the  
24 garage, roof, gutters. Property is overgrown,  
25 debris, it's unkept. There is debris all over the

1 garage and driveway. There's multiple broken  
2 windows.

3 Property -- the gas meter is locked  
4 out. The electric meter is gone.

5 It's our recommendation that the  
6 property be placed on the demolition list.

7 HEARING OFFICER: Okay.

8 MR. LOCKARD: I walked through that  
9 thing, I don't know, last week or so and everything  
10 is gone, furnace, cabinets, I mean the house is just  
11 a total mess. The front and back doors are wide  
12 open on it and I think the crackheads neck door are  
13 using it for who knows what over there, so it's  
14 just, you know, a total nuisance to the  
15 neighborhood. It's downgrading the whole  
16 neighborhood.

17 HEARING OFFICER: Okay. Then we'll  
18 move this on to the Board of Appeals. Dan, would  
19 you start at the top of the list and go through --

20 So it will move on to the demo list.

21 MR. LOCKARD: So will they have  
22 another meeting the 20 --

23 HEARING OFFICER: 24th of February.

24 MR. LOCKARD: All right. Thanks.

25 HEARING OFFICER: Okay. Good luck.

1 MR. LOCKARD: Same time?

2 MR. KOLBE: 5:00.

3 HEARING OFFICER: All right. Now  
4 we're back to your listing, right?

5 FROM THE AUDIENCE: Yeah, I don't know  
6 if I can ask a question at this point.

7 HEARING OFFICER: Go ahead.

8 FROM THE AUDIENCE: You guys keep  
9 saying the "Initial inspection". On a building  
10 that's been totally renovated why would you have to  
11 do an initial inspection on a building that's being  
12 totally renovated?

13 MR. MORAN: To verify that the work  
14 has been done under the requirements of the City  
15 ordinance and having the right permits. There is a  
16 lot of work that goes on, if it's been renovated was  
17 it renovated under the proper permits and was it  
18 inspected and approved properly.

19 FROM THE AUDIENCE: I'm speaking of a  
20 property that is about to be renovated, you guys go  
21 in and do an initial --

22 HEARING OFFICER: It's called a  
23 property maintenance inspection.

24 FROM THE AUDIENCE: But I'm trying to  
25 understand the gist of that.

1 HEARING OFFICER: It's required so  
2 that the property owner understands what work needs  
3 to be done to bring the home up to current building  
4 code standards. Now if you have a home that has  
5 been renovated, but it's been vacant for, what is  
6 it, 180 days?

7 MR. KOLBE: Right.

8 HEARING OFFICER: It still requires a  
9 property maintenance inspection. The inspector may  
10 come through and find nothing needs to be done, in  
11 which case you don't have to do anything, the home  
12 would be occupiable (sic). The reason it might come  
13 in front of this body is because it's been vacant  
14 for 180 days or more. Okay?

15 At that point, it's considered an  
16 abandoned home and needs to come in front of this  
17 Board.

18 FROM THE AUDIENCE: But -- I  
19 apologize, it's me. I'm not asking the right  
20 question.

21 If you buy the property, you're doing  
22 a total strip out, and you start everything up, I  
23 still don't understand why you would come in and get  
24 an initial inspection when the inspection that  
25 you're doing will be -- won't even compare to what

1 the property will become.

2 HEARING OFFICER: Okay. If that  
3 property has never been cited as an abandoned  
4 property that would not need a property maintenance  
5 inspection.

6 FROM THE AUDIENCE: Okay.

7 HEARING OFFICER: You pull a building  
8 permit.

9 MR. KOLBE: The house you're living in  
10 you decided to sell, and it's not been vacant, it's  
11 not been fire-damaged, anything like that, you don't  
12 have to have a property maintenance inspection. But  
13 if the property was registered or certified as  
14 vacant, if it was vacant or came before this Board,  
15 or bought at the county auction, it will require a  
16 property maintenance inspection.

17 FROM THE AUDIENCE: And I understand  
18 that totally. I understand it totally. This is  
19 what I don't understand. I represent a group from  
20 Illinois that is looking to buy property in Pontiac.  
21 We're doing it in Detroit, we're doing it in  
22 Southfield. Anyway, what we don't understand is if  
23 you're telling me this -- you come into a property  
24 that we purchased and we're planning on renovating  
25 the property and you tell me this is not up to code,

1 this is not up to code, this wall needs to be  
2 changed and my architect has not come in and decided  
3 how that property is going to be laid out, it would  
4 seem like it would be counterproductive for me to  
5 pay you guys -- for us to pay you guys to tell us  
6 something that's -- something that is out of code  
7 when you don't even understand what we're doing with  
8 the building. So I'm trying to find out --

9 MR. MORAN: Well, it's an assessment,  
10 it's an opportunity for the City to assess the  
11 structure to find out what is going to be necessary  
12 to make it safe and habitable. We need to document,  
13 we need to understand what is it going to make that  
14 house safe and habitable, whether it's a rental or  
15 somebody is buying it to live there.

16 FROM THE AUDIENCE: So it's not for  
17 the investor, it's just for you guys?

18 MR. MORAN: It's for both. We provide  
19 that information to you to say, "Hey, if you do  
20 these items on this list from the property  
21 maintenance inspection, you will be able to get a  
22 C of C or Certificate of Compliance and occupy the  
23 structure." So we're giving you that list of things  
24 that allows you to do that. And that's your goal.

25 HEARING OFFICER: I think --

1 FROM THE AUDIENCE: But that is if I  
2 keep the property the way that it is.

3 HEARING OFFICER: No, you -- here's  
4 where maybe it's a little difficult, because you're  
5 in the business of buying homes and fixing them up.  
6 You understand what needs to be done.

7 FROM THE AUDIENCE: Uh-huh.

8 HEARING OFFICER: We have a lot of  
9 people that are here that are just homeowners, they  
10 don't understand the building code, they don't  
11 understand the construction process, they don't know  
12 how to apply for building permits, okay?

13 So that's part of what this property  
14 maintenance inspection is for, is to make them aware  
15 of what they need to do. Because a lot of people  
16 that aren't in the construction industry don't  
17 understand. Okay?

18 Now, you're asking why do you have to  
19 get it if you're going to move walls around and add  
20 on to the home and things, it's if the property was  
21 never on -- cited as an abandoned property or  
22 registered as an abandoned property then you don't  
23 need to do that, you simply go ahead and apply for  
24 your building permits and do your construction as  
25 you normally would. But if it's been cited as an

1 abandoned property then you need the property  
2 maintenance inspection. I don't know that there's  
3 any way around that.

4 MR. KOLBE: No. No. No.

5 HEARING OFFICER: You can't just go in  
6 and pull a building permit because it's been  
7 registered as abandoned, that's the -- that's the  
8 problem.

9 FROM THE AUDIENCE: Okay.

10 MR. KOLBE: We're going to give you a  
11 list of things that you have to do, and you can  
12 totally exceed those items, but these things are  
13 going to be required for you to have to do. Maybe a  
14 case of just a heating certificate is all you need  
15 and you say "I'm not going to bother with that. I'm  
16 just going to put a new furnace in." Okay? You  
17 need a permit for the new furnace, you didn't need  
18 one for the heating certificate.

19 FROM THE AUDIENCE: See, I understand  
20 all of the permits that we have to pull, but I don't  
21 understand -- you pretty much -- it's telling our  
22 architect your -- your -- regardless of what he sees  
23 or what we see is best use of that property, you  
24 guys are coming in and giving us an assessment on  
25 something that won't even exist in six months, eight



1 months, a year. So if --

2 HEARING OFFICER: And I fully  
3 understand what you're saying and I think everybody  
4 here does too. It's one of those unfortunate  
5 things --

6 MR. KOLBE: We don't make the rules,  
7 we just have to do the dubious honor of serving --

8 FROM THE AUDIENCE: I understand. I  
9 understand. And you can't -- who makes the rules,  
10 because that's what I'm --

11 MR. MORAN: We're not making the  
12 rules, we're not changing them, but it's the same  
13 set of rules that the architect has to abide by and  
14 that's the same rules we call out. It falls under  
15 Michigan Building Code or the Pontiac Ordinance of  
16 their municipal code or property maintenance code,  
17 it's all -- we're all working under the same book of  
18 rules, whether it's an architect or the city  
19 inspectors.

20 FROM THE AUDIENCE: In other  
21 counties --

22 MR. MORAN: Well, it shouldn't be  
23 different.

24 FROM THE AUDIENCE: -- we bring in our  
25 drawings and we say this is what we're going to do.

1 Then they come in based on the drawings and say  
2 "Okay, you guys missed this or you missed this or  
3 that we feel like if this in our county you can't  
4 put it here it exceeds this." You know, so --

5 MR. MORAN: That's more -- that's more  
6 associated with new construction. And we're talking  
7 about renovations here and this is just our process.

8 HEARING OFFICER: I don't know that  
9 every community has -- has this process.

10 MR. KOLBE: Not every community has a  
11 number of abandoned homes and homes in this  
12 condition, so that's also --

13 HEARING OFFICER: Yeah. So, you know,  
14 you've got a unique situation here because of the --

15 MR. BEACH: Because of the high number  
16 of foreclosures when these house are left to  
17 themselves they become public nuisances and we need  
18 to be able to go inside the properties and assess  
19 what needs to be corrected in order for somebody to  
20 safely habitate (sic) the house.

21 FROM THE AUDIENCE: I understand that  
22 completely. I just don't understand the beginning  
23 process for a company that's going in to renovate a  
24 property. Usually we're able to give you guys what  
25 we're going to do and you guys walk through with us

1 to ensure that what we're doing is correct based on  
2 our blueprints.

3 MR. MORAN: That's the property  
4 maintenance inspection.

5 FROM THE AUDIENCE: I understand that.

6 MR. MORAN: That's exactly what we do.

7 FROM THE AUDIENCE: But prior to  
8 that -- so I can go in --

9 MR. MORAN: No, that's -- that -- you  
10 just described the property maintenance; we meet,  
11 you tell us what you're going to do, we tell you  
12 what needs to be done to make it safe and habitable.

13 FROM THE AUDIENCE: Okay.

14 HEARING OFFICER: And it doesn't mean  
15 you can't change walls or --

16 MR. MORAN: You can do whatever you  
17 want as long as it's safe and habitable and meets  
18 requirements of the code we're fine with that.

19 FROM THE AUDIENCE: Okay.

20 HEARING OFFICER: The key to all this  
21 is if you're buying a property that has been  
22 registered as abandoned, just beware that you may --  
23 and not all homes require it, because there are some  
24 abandoned homes that are in good condition that  
25 people just simply lost them to the bank for

1           whatever reason, but probably most of the homes have  
2           been registered as abandoned need a property  
3           maintenance inspection and it's just something  
4           you'll have to go through.   What, 200 --

5                       MR. KOLBE:   \$200.

6                       HEARING OFFICER:   \$200 and --

7                       FROM THE AUDIENCE:   Right.   It's  
8           just -- I just want to make sure we call you guys  
9           in, if we're looking at properties in Pontiac that  
10          we can have our blueprints with us so that we're  
11          going -- because like I said, it's counterproductive  
12          for us to have an assessment on a property the way  
13          it is when we need an assessment on what we're  
14          trying to do with the property.

15                      HEARING OFFICER:   Well, and that  
16          assessment on what you want to do will happen when  
17          you apply for your actual building permit and --

18                      MR. MORAN:   If there's changes to the  
19          structure, you'd have to submit that at the building  
20          permit application stage.

21                      FROM THE AUDIENCE:   Perfect.   Perfect.  
22          I was just given some misinformation and I wanted to  
23          come down and sit and see how the process worked.  
24          Thank you guys so much.

25                      HEARING OFFICER:   You're welcome.

1 MR. MORAN: You're welcome.

2 FROM THE AUDIENCE: Stay warm. I know  
3 I'm in Chicago, but stay warm.

4 MR. KOLBE: Keep the wind over there.

5 FROM THE AUDIENCE: It's colder here.  
6 It's colder here, believe it or not.

7 HEARING OFFICE: 451 South Jessie. So  
8 let's --

9 MR. MORAN: I was born in Evanston.

10 HEARING OFFICER: You want to save  
11 that to the end? She's not here yet.

12 MR. WOLD: I didn't know -- I've been  
13 in there a week and half, I didn't know I couldn't  
14 stay in there. I mean, I didn't know all of this is  
15 going on. I don't even know these people and I was  
16 going to try --

17 HEARING OFFICER: If she comes back,  
18 I'll reopen it.

19 MS. CANOVIA B. SHARPTON: Yeah, but  
20 you're staying down the street there.

21 HEARING OFFICER: I think what  
22 we're --

23 MR. WOLD: What street?

24 MS. CANOVIA B. SHARPTON: Down on  
25 Jessie Street.

1 HEARING OFFICER: Excuse me, can we  
2 wrap this up, please.

3 MR. WOLD: Yeah.

4 HEARING OFFICER: Okay. So, as -- I  
5 understand you're a carpenter that was hoping to  
6 contract with the property owner here to fix the  
7 home up. But, as has been stated here, you can't  
8 live in the home.

9 MR. WOLD: Okay.

10 HEARING OFFICER: The property owner  
11 is not here. We're going to move this on to the  
12 Board of Appeals, which is February 24th. If you  
13 get back in touch with the property owner you can  
14 still show you at that meeting, you still have the  
15 opportunity to get a property maintenance inspection  
16 and pull all of the proper permits. Okay.

17 MR. WOLD: Okay. Well, I don't know  
18 these -- I fell on hard times, you know, whatever  
19 reason, but, you know, I thought this was going to  
20 be a good opportunity. I don't know these people  
21 very well, but she's not here and she's telling me  
22 this, so, you know, I think I might just have to  
23 walk away from all this and go back to find  
24 something else.

25 MR. BEACH: That would probably be

1 best.

2 MR. WOLD: Pardon me?

3 MR. BEACH: I said that would probably  
4 be best. Just because of the condition of the  
5 house.

6 MR. WOLD: Yeah, I didn't even know  
7 that I couldn't stay there, I mean I just saw the  
8 paper on the door, you know, and I'm working on it  
9 so -- all right. Thanks.

10 MS. CANOVIA B. SHARPTON: They done  
11 took -- he done took the paper that the City left up  
12 there, they done took it off the outside of the  
13 building.

14 HEARING OFFICER: Yeah.

15 MR. BEACH: That happens.

16 MR. MORAN: They usually do.

17 HEARING OFFICER: This is moved on to  
18 the Board of Appeals, February 24th, if you care to  
19 attend.

20 MS. CANOVIA B. SHARPTON: I will be  
21 here if it's the Lord's will.

22 MR. WOLD: No, I wasn't staying at a  
23 different house down the road.

24 HEARING OFFICER: Okay.

25 MR. MORAN: 212 Branch Street.

1 MR. BEACH: Property address is 212  
2 Branch Street. Property was posted on January 6th,  
3 2016. The property is occupied. Building, plumbing  
4 and electrical permits have all been finalized.

5 It's our recommendation that the  
6 property be dismissed.

7 HEARING OFFICER: Dismissed. 169  
8 Dwight Avenue.

9 MR. BEACH: Property address is 169  
10 Dwight. Property was posted on January 6, 2016.  
11 Property maintenance inspection occurred on June  
12 24th, 2014. A building, plumbing permit have been  
13 issued. A roofing permit is still required to be  
14 finalized. Property is occupied.

15 It's our recommendation that the  
16 property be postponed to the April 2016 Hearing  
17 Officer Meeting if permits are finalized.

18 MR. MORAN: It's close. I mean, this  
19 house is close and we just don't understand, maybe  
20 she's got some challenges with her mental health  
21 or -- is she -- I don't know if she fully has a  
22 grasp of what --

23 HEARING OFFICER: Is this the one  
24 where the husband died?

25 MR. KOLBE: No, that's Euclid.



1 MR. MORAN: It's, you know -- I just  
2 wish she would -- we ran into her a couple of times  
3 out on the property and tried to explain to her, but  
4 just, you know, cognitively just doesn't seem to  
5 grasp --

6 HEARING OFFICER: I know it looks like  
7 the porch is missing --

8 MR. MORAN: This is not a demo.

9 HEARING OFFICER: Yeah.

10 MR. MORAN: We just need to get some  
11 resolution to the final elements of compliance.

12 HEARING OFFICER: I know people that  
13 live in West Bloomfield that have bigger messes than  
14 this. So we're going to hold this over to our next  
15 meeting.

16 MR. KOLBE: Recommendation was to  
17 postpone it until we finalize her permits.

18 HEARING OFFICER: Okay. We'll  
19 postpone then until April.

20 51 Mary Day Avenue.

21 MR. BEACH: Property address is 51  
22 Mary Day. Property was posted on January 6, 2016.  
23 Property maintenance inspection occurred on October  
24 20th, 2015. It was identified that a building,  
25 plumbing, mechanical and electrical inspection were

1 required. Property was identified as being  
2 dangerous due to dilapidation of the structure.  
3 Property is occupied. There were multiple  
4 boarded-up windows. Property needs to be scraped on  
5 the exterior and painted. There's rotted trim and  
6 soffits. Gutters are falling off. Property is an  
7 attractive nuisance. It's overgrown, it's unkept.  
8 There's evidence of animal undermining. There's  
9 interior work going on without permits.

10 Gas meter is off. The electric meter  
11 is on.

12 It's our recommendation that the  
13 property be placed on the demolition list due to  
14 lack of permits or activity. This is the house  
15 where they're living in the camper in the backyard.

16 MR. MORAN: Right.

17 HEARING OFFICER: And what's --  
18 there's somebody owns this, but doesn't have a deed  
19 or --

20 MR. KOLBE: Supposedly buying it on  
21 land contract. So that's why --

22 HEARING OFFICER: And they don't  
23 bother to show up? Moving on to the Board of  
24 Appeals.

25 MR. MORAN: He was here the last time,

1 but, yeah.

2 HEARING OFFICER: 912 Melrose.

3 MR. BEACH: Property address is 912  
4 Melrose. It was posted on January 7, 2016. No  
5 permits have been issued. Property maintenance  
6 inspection has not occurred. It was identified as  
7 being dangerous due to dilapidation and  
8 dangerousness of the structure itself. It's been  
9 vacant for over 180 days. It is not open to  
10 trespass. There's some boarded windows and doors.  
11 It is open to the elements near the roof and  
12 windows.

13 The dilapidation includes roof,  
14 siding, trim, gutters, awning, the porch is  
15 settling, the garage is leaning. Property is an  
16 attractive nuisance. It's overgrown. There's  
17 debris, it's unkept.

18 The air conditioning unit has been  
19 taken by scrappers. The gas meter has been locked  
20 out, the electric meter has been disconnected.

21 It's our recommendation that the  
22 property be placed on the demolition list.

23 HEARING OFFICER: So ordered. Move on  
24 to the Board of Appeals. 28 Portage Street.

25 MR. BEACH: Property address is 28

1 Portage. It was posted on January 6, 2016. No  
2 property maintenance inspection has occurred. No  
3 permits have been issued. Property is occupied. It  
4 was identified as being a dangerous building due to  
5 dilapidation of the structure which includes siding,  
6 trim, boarded windows, missing rear porch steps.  
7 It's an attractive nuisance in the neighborhood.  
8 It's overgrown, there's debris, unkept.

9 Gas meter is on, the electric meter is  
10 on.

11 It's our recommendation that the  
12 property be placed on the demolition list.

13 HEARING OFFICER: So ordered. 71  
14 North Roselawn Street.

15 MR. BEACH: Property address is 71  
16 North Roselawn. It was posted on January 7, 2016.  
17 Property was identified as being a dangerous  
18 structure due to the dilapidation including front  
19 porch, the roof, interior, missing siding. No  
20 permits have been issued, no property maintenance  
21 inspection has occurred. Property has been vacant  
22 for over 180 days. Multiple broken windows.

23 The entire inside of the house has  
24 been gutted. There's debris inside and outside the  
25 house. It's unkept. There's animal undermining.

1           The gas meter is off. The electric  
2 meter has been locked out.

3           It's our recommendation that the  
4 property be placed on the demolition list.

5           HEARING OFFICER: So ordered. 400  
6 Second Avenue.

7           MR. BEACH: Property address is 400  
8 Second. It was posted on January 6, 2016. No  
9 property maintenance inspection has occurred, no  
10 permits have been issued to date.

11           Property is dilapidated and is open to  
12 trespass. It's been vacant for over 180 days. It's  
13 open to trespass in the driveway entry.

14           The dilapidation includes the house  
15 and garage roof, siding, trim, awnings and the  
16 porch. Exterior walls and siding are bulging out.  
17 The property is overgrown, there's debris, it's  
18 unkept. Porch is settling. The gas meter is locked  
19 out. Electric meter is on. The electric line in  
20 the backyard is down due to a fallen limb.

21           It's our recommendation that the  
22 property be placed on the demolition list.

23           HEARING OFFICER: So ordered. Is  
24 somebody living in here?

25           MR. BEACH: No.

1 HEARING OFFICER: 221 West Ypsilanti  
2 Avenue.

3 MR. BEACH: 221 West Ypsilanti was  
4 posted on January 6, 2016. Property was identified  
5 as being dangerous due to the dilapidation of the  
6 building. It's open to trespass in the side window.  
7 It's been vacant for over 180 days. The  
8 dilapidation includes the roof, siding, trim,  
9 soffits and shed are rotten and are in the process  
10 of collapsing. It's overgrown, there's debris, it's  
11 unkept.

12 There's an abandoned vehicle in the  
13 driveway. Gas meter is locked out. Electric meter  
14 is off.

15 It's our recommendation that the  
16 property be placed on the demolition list.

17 HEARING OFFICER: So ordered. And  
18 that concludes -- any other business tonight?

19 MR. KOLBE: Nope.

20 HEARING OFFICER: Next meeting is?

21 MR. MORAN: April 13th.

22 MR. KOLBE: April 13th.

23 HEARING OFFICER: April 13th. Okay.

24 MR. KOLBE: It's a Wednesday.

25 HEARING OFFICER: Okay. Very good.

1 That concludes tonight's meeting.

2 (At 5:25 p.m., proceedings concluded.)

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C E R T I F I C A T E

I, Quentina Rochelle Snowden, do hereby certify that I have recorded stenographically the proceedings had and public comment taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (88) pages, is a true and correct transcript of my said stenographic notes.

Dated: January 25, 2016



*Quentina R. Snowden*

Quentina R. Snowden, CSR-5519

Notary Public, Genesee County, Michigan

My commission expires: 1/4/2018