

CITY OF PONTIAC  
HEARING OFFICER MEETING  
OCTOBER 8, 2014  
4:00 p.m.

----- )  
Agenda: )  
 )  
Petitions from )  
Building Inspector Dave Byrwa )  
----- )

Meeting before a  
Hearing Officer at 47450 Woodward Avenue, Pontiac, Michigan,  
on Wednesday, October 8, 2014.

PRESENT:

George Hartman - Hearing Officer  
Kevin Klopocinski - Code Enforcement Officer  
Zach Beach - Code Enforcement Officer  
Dan Kolbe - Clerk

OTHERS PRESENT:

Dawn Shelton  
Antonio Garcia  
Jermaine Cohen  
Angel Hutchinson  
Lee Todd  
Attorney Janet Sowell and Marcus Leonard  
Dan McCoubrey  
Robert Skiba  
Deshon Elam  
Skip Nolte  
Kevin Smith  
Aaron Kimmerer  
Debra Saylor  
Lisa Kaigler  
Patty McBride  
Elizabeth Bogar for Steven G. White  
Lillie Johnson and Charles Brinker  
Alexander Moyet  
Ken Moses  
Annette Armstrong  
Zebedee Townsend  
James Leach and Nancy Leach  
Ana C. Alvarez  
Kimkesha Jones and Wakeen (sp.)

1 OTHERS PRESENT: (Continued)  
 2 Terry Bolin  
 Robert Hawil  
 3 Lester Osby and Nate Stephenson  
 Karen Barner  
 4 Jermaine Davis  
 Myra Quinn-Powell

5  
 6 REPORTED BY: Mona Storm, CSR# 4460

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1 Pontiac, Michigan

2 October 8, 2014

3 4:08 p.m.

4 HEARING OFFICER: Okay. We'll call today's  
5 meeting to order. If you'll please stand for the  
6 Pledge of Allegiance.

7 (Pledge of Allegiance recited by all.)

8 HEARING OFFICER: My name is George Hartman.  
9 I'm the Hearing Officer today.

10 Gentlemen, would you please introduce  
11 yourself.

12 MR. BYRWA: Yeah. My name is David Byrwa.  
13 I'm the City's Building Inspector.

14 MR. KLOPOCINSKI: Kevin Klopocinski, Code  
15 Enforcement, Building Department.

16 MR. BEACH: Zach Beach, Code Enforcement,  
17 Building Department.

18 MR. KOLBE: Dan Kolbe, Customer Service,  
19 Building Department.

20 HEARING OFFICER: Okay. Our first case  
21 today, 77 South Sanford.

22 Your name, please.

23 MS. SHELTON: Dawn Shelton.

24 HEARING OFFICER: Okay. And Mr. Byrwa?

25 MR. KLOPOCINSKI: This --

1 HEARING OFFICER: Oh, okay.

2 MR. KLOPOCINSKI: 77 South Sanford. This  
3 property was posted 9-24 of '14. At this point, since  
4 everything has been completed with this property, we  
5 have recommended dismissal.

6 HEARING OFFICER: Okay.

7 MS. SHELTON: Thank you.

8 HEARING OFFICER: And so your case is  
9 dismissed. Thank you.

10 MS. SHELTON: Thank you, Dear.

11 HEARING OFFICER: Next case, 56 Florence.

12 MR. KOLBE: No, we're going to --

13 MR. KLOPOCINSKI: 95 --

14 MR. KOLBE: Yeah, 56 Florence.

15 HEARING OFFICER: That's correct?

16 MR. KOLBE: Yeah, you're right.

17 HEARING OFFICER: Your name, sir.

18 MR. GARCIA: Antonio.

19 HEARING OFFICER: Okay.

20 MR. KLOPOCINSKI: 56 Florence posted 9-24 of  
21 '14. This property has also been, now, finished. You  
22 recently received a Certificate of Occupancy and this  
23 is up for dismissal. Congratulations. Thank you.

24 HEARING OFFICER: Your case is dismissed.

25 MR. GARCIA: Thank you.

1 HEARING OFFICER: Thank you.

2 MR. GARCIA: Thank you, everybody.

3 HEARING OFFICER: 95 North Marshall.

4 MR. KLOPOCINSKI: 95 North Marshall. This  
5 property was posted 9-24 of '14. This property, at the  
6 first posting, was found vacant, not open to trespass,  
7 siding being removed, doors and windows boarded up,  
8 electric meter off, holes in the garage siding, soffit  
9 material falling off. At this time, we are asking  
10 postponement of this property.

11 HEARING OFFICER: Okay. Your name, sir.

12 MR. COHEN: Jermaine Cohen.

13 HEARING OFFICER: Okay. And the  
14 recommendation here is to postpone any action on this.  
15 Are you working on the property or --

16 MR. COHEN: Yeah.

17 HEARING OFFICER: -- what is the status?

18 MR. COHEN: Yeah. I just have two more  
19 finals.

20 HEARING OFFICER: Okay. So you're making  
21 progress, though?

22 MR. COHEN: Yeah.

23 HEARING OFFICER: Okay. So we'll postpone  
24 this until our next hearing, which is --

25 MR. KOLBE: Tentatively scheduled for

1 January 21st of 2015.

2 HEARING OFFICER: Okay.

3 MR. KOLBE: I say "tentatively". In fact, we  
4 are going to be -- one of our last agenda items is  
5 approving the 2015 schedule. And since that schedule  
6 has not been approved, it's a tentatively proposed  
7 date.

8 HEARING OFFICER: Okay. So you'll get one  
9 more notice. Hopefully, by that time, you're complete  
10 with your work and then we'll dismiss.

11 MR. COHEN: Yes.

12 HEARING OFFICER: Okay. Thank you.

13 852 Blaine.

14 MR. KLOPOCINSKI: 852 Blaine. This property  
15 was posted on 9-26 of '14. It was found vacant,  
16 dilapidated, windows boarded, it was open to trespass,  
17 second-story window missing, windows boarded and  
18 missing, garage open to trespass, it was found  
19 overgrown, debris, unkempt. Like I said, broken  
20 windows, garage door falling down, rear deck not to  
21 code, hole through the garage wall, the gas meter was  
22 on and the electric meter was off.

23 HEARING OFFICER: Okay. Your name, please.

24 MS. HUTCHINSON: Angel.

25 HEARING OFFICER: And are you the --



1 MS. HUTCHINSON: I'm not. I'm actually here  
2 because the property is going up for the auction on the  
3 21st and I'm very interested in the property. The  
4 property has a lot of potential and it's all minor  
5 things that can be fixed.

6 So I'm asking for a postponement because this  
7 is property I'm very interested in for me and my  
8 children, not to rent out but for a home for us. And  
9 this is stuff I know I can do.

10 HEARING OFFICER: Okay.

11 MR. KOLBE: The problem is the property owner  
12 or their representative and I -- and this is up for  
13 auction at the County, unless you're a representative  
14 of the County.

15 HEARING OFFICER: Yeah, what -- what's going  
16 to happen is this will move on to the Board of Appeals.

17 MR. KOLBE: Correct.

18 HEARING OFFICER: And the next Board of  
19 Appeals meeting is --

20 MR. KOLBE: November.

21 HEARING OFFICER: -- in November. So that  
22 you still have time to -- to try to purchase the  
23 property.

24 Is this a County-owned property?

25 MR. KOLBE: Correct.

1 MR. KLOPOCINSKI: Yes.

2 HEARING OFFICER: So you would have to  
3 contact the County, then, to try to arrange a purchase  
4 of it.

5 MS. HUTCHINSON: Right.

6 HEARING OFFICER: I don't know if they do  
7 have a foreclosure sale going or --

8 MS. HUTCHINSON: Yes, they do.

9 MR. KLOPOCINSKI: If you do, in fact,  
10 purchase this property at auction, this will just, at  
11 that time, be one step closer to demolition. There is  
12 still a meeting with the Board of Appeals where you can  
13 correct those violations and get it off the list. It's  
14 just one step closer.

15 MS. HUTCHINSON: Okay.

16 MR. KLOPOCINSKI: If you do, in fact,  
17 purchase it.

18 MS. HUTCHINSON: Okay.

19 MR. KOLBE: But any property purchased at the  
20 auction must have a Property Maintenance Inspection on  
21 it.

22 MS. HUTCHINSON: Right.

23 MR. KOLBE: Many properties are on the  
24 Dangerous Building list and people buy them and don't  
25 get the Property Maintenance Inspection and often find

1 themselves here.

2 MS. HUTCHINSON: Right.

3 MR. KOLBE: We have a whole list of  
4 properties that we just can't handle the agenda at the  
5 time. So anyone who's thinking about buying property,  
6 that Property Maintenance Inspection is paramount to  
7 avoid coming to these meetings.

8 MS. HUTCHINSON: Now, with this property  
9 being at this meeting today, is it going to need a  
10 bond?

11 MR. KOLBE: Not until after it goes to the  
12 Board of Appeals. If the Board of Appeals orders it  
13 down, then it will require a bond.

14 MS. HUTCHINSON: Okay.

15 MR. KOLBE: Up until that point, it will not.

16 MS. HUTCHINSON: Okay. Thank you.

17 HEARING OFFICER: Good luck.

18 MR. KOLBE: Thank you.

19 HEARING OFFICER: So this will move on to the  
20 Board of Appeals.

21 430 Cameron.

22 MR. KLOPOCINSKI: 430 Cameron. This property  
23 was posted on 9-25 of '14. It was found vacant and  
24 boarded up, the doors and the windows boarded, electric  
25 cut, overgrown, debris, broken windows, front deck not

1 to code, possibly working without permits, the electric  
2 service, like I said before, was cut at the meter box.

3 We recommend placement onto the -- or  
4 postponement while permits are acquired for this  
5 property.

6 HEARING OFFICER: Your name, sir.

7 MR. TODD: Lee Todd.

8 HEARING OFFICER: Okay. And we need a -- do  
9 we need a Property Maintenance Inspection or is that --

10 MR. KOLBE: That has been performed.

11 HEARING OFFICER: That has been performed?

12 MR. KOLBE: Yeah.

13 HEARING OFFICER: So he needs some permits?

14 MR. KOLBE: He basically is being a little  
15 proactive on it. He knew what was going to come up,  
16 what we were going to require, so he came in, pulled  
17 his Property Maintenance Inspection. He will be  
18 needing building, mechanical and electrical then.

19 HEARING OFFICER: Okay.

20 MR. TODD: And I believe we have building,  
21 also.

22 MR. BYRWA: So we're looking at the remainder  
23 by the end of the month.

24 HEARING OFFICER: Correct.

25 MR. KOLBE: It would be nice if we could have

1           them by the end of the month.

2                   HEARING OFFICER:   Yeah.   So we'll postpone  
3           this, then, until our January 2015 meeting.

4                   MR. TODD:   We'll have it done then.

5                   HEARING OFFICER:   Thank you.

6                   MR. TODD:   Thanks.

7                   HEARING OFFICER:   307 California.

8                   MR. KLOPOCINSKI:   307 California.   This  
9           property was posted on 9-25 of '14.   It was found  
10          vacant, with a few boarded windows, gas meter was on  
11          and the electric meter on.

12                   At this time, we are recommending placement  
13          onto the demolition list.

14                   HEARING OFFICER:   Your name, please.

15                   MS. SOWELL:   Attorney Janet Sowell.

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

18                   MS. SOWELL:   Marcus Leonard.   He is present.

19                   HEARING OFFICER:   Okay.   And what is the  
20          intent here with the property?

21                   MS. SOWELL:   Okay.   There's no boarded  
22          windows and that would have been the only thing that  
23          you listed that he's cited for.   So what else is there  
24          that's in a state of disrepair?   The boarded windows  
25          have been replaced.   And if that's it, we'd like him to

1 be removed.

2 HEARING OFFICER: Is your client living in  
3 this property?

4 MS. SOWELL: Yes. It's homestead, it's  
5 registered.

6 HEARING OFFICER: How long has the property  
7 been owned?

8 MS. SOWELL: Eighty years.

9 HEARING OFFICER: How many years?

10 MS. SOWELL: Eighty years.

11 HEARING OFFICER: Eight?

12 MS. SOWELL: Eighty years.

13 HEARING OFFICER: That's what I thought you  
14 said the first time but he looks like a much younger  
15 gentleman than that.

16 MS. SOWELL: It's been in his family for 80  
17 years.

18 HEARING OFFICER: Okay.

19 MS. SOWELL: And has been continuously  
20 occupied for 80 years.

21 MR. BYRWA: We have records that, as of  
22 9-25-14, it was vacant and needed windows.

23 MS. SOWELL: Okay. 9-25 of '14, two weeks  
24 prior to that, three weeks prior to that, they were  
25 broken out, it was boarded, broken-out windows. The

1 windows were since repaired. They have since been  
2 repaired.

3 MR. KLOPOCINSKI: Okay. And it is a hundred  
4 percent homesteaded?

5 MS. SOWELL: Yes.

6 MR. LEONARD: Yeah. It's not vacant. All  
7 gas, water, electric --

8 HEARING OFFICER: But what kind of shape is  
9 the house in inside?

10 MS. SOWELL: I have pictures, if you'd like  
11 to see them. It's in better shape than half of the  
12 houses in Pontiac.

13 HEARING OFFICER: Yeah.

14 MS. SOWELL: That's the best I can tell you.

15 MR. BYRWA: Is the roof watertight?

16 MS. SOWELL: Yes, it is. There's no state of  
17 disrepair that should justify condemnation.

18 MR. KOLBE: By the pictures I had, I was  
19 wondering why this was -- you know. But I didn't get a  
20 call from the inspectors in the field saying, "Hey,  
21 what's going on with this?"

22 HEARING OFFICER: Yeah.

23 MR. KOLBE: So I continued on.

24 HEARING OFFICER: So the windows have been  
25 replaced, though?

1 MS. SOWELL: Yes, they have.

2 HEARING OFFICER: I mean, I'm looking at the  
3 pictures here and I don't see anything obvious that  
4 would -- so we'll move and dismiss.

5 MS. SOWELL: Thank you.

6 HEARING OFFICER: Thank you.

7 390 West Hopkins.

8 MR. KLOPOCINSKI: 390 West Hopkins. This  
9 property was posted on 9-26 of '14. This property, at  
10 its first posting, was found vacant, boarded, the  
11 windows gone, open windows, metals stripped from inside  
12 and outside of building, working without permits.  
13 Since this property has a building permit issued and I  
14 believe a -- it has, if not passed its electrical, a  
15 rough at least.

16 We push for postponement until the January  
17 meeting while work is in progress.

18 HEARING OFFICER: Your name, sir.

19 MR. McCOUBREY: Dan McCoubrey.

20 HEARING OFFICER: Okay. And you're  
21 representing Dorchester Club; is that correct?

22 MR. McCOUBREY: That's correct.

23 HEARING OFFICER: Okay. And how is work  
24 going?

25 MR. McCOUBREY: It's progressing well.



1 MR. BYRWA: You know, our records indicate  
2 that there's a plumbing, mechanical and electrical  
3 permits are needed.

4 MR. McCOUBREY: Yeah, that would be correct.

5 MR. BYRWA: When is your intent on obtaining  
6 those permits?

7 MR. McCOUBREY: Well, we're moving along.  
8 There's a temp electrical issue that we want to resolve  
9 where DTE just needs to install a temp meter. And that  
10 was approved and they're supposed to install it next  
11 week. So after that point.

12 MR. BYRWA: Okay. Then, on the plumbing and  
13 mechanical --

14 MR. McCOUBREY: As soon as they can get in  
15 there and approve that, they should be pulling permits  
16 at that time, the plumber and the electrician.

17 MR. BYRWA: So we're looking by our January  
18 meeting, then, things should be pretty much --

19 MR. McCOUBREY: Moving along.

20 MR. BYRWA: -- closed out or --

21 MR. McCOUBREY: Hopefully, yeah.

22 MR. BYRWA: Yeah, okay.

23 HEARING OFFICER: Okay. So we'll postpone  
24 this until our January meeting, 2015.

25 MR. McCOUBREY: Thank you very much.

1 HEARING OFFICER: Thank you.

2 311 South Tilden Avenue.

3 MR. KLOPOCINSKI: 311 South Tilden Avenue.

4 This property was posted 9-25 of '14. It was found  
5 vacant and unkempt and, at it's first posting, open to  
6 trespass in the rear door, interior full of debris, the  
7 house seemed as if the owners had just up and left,  
8 overgrown, debris, unkempt, gas meter was gone,  
9 electric meter off.

10 At this time, though, we are recommending  
11 postponement if all permits are pulled by 10-31 of '14.

12 MR. KOLBE: Yeah, the Property Maintenance  
13 Inspection was pulled on -- or performed on --

14 MR. KLOPOCINSKI: 8-25 of '14.

15 MR. KOLBE: Of 2014.

16 MR. SKIBA: The property has been completely  
17 cleaned.

18 MR. KLOPOCINSKI: Yeah, I saw it yesterday.

19 MR. SKIBA: Did you? Yeah.

20 MR. KOLBE: Building and electrical are  
21 needed. We'd like to have those pulled.

22 MR. SKIBA: Building and electrical? Okay.  
23 I spoke to the owners yesterday and they're sending me  
24 money so we should get that. You need that by the  
25 31st?

1 MR. BYRWA: Correct.

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

4 MR. SKIBA: Sure. Robert Skiba.

5 HEARING OFFICER: And you're the neighbor; is  
6 that correct?

7 MR. SKIBA: Yeah, yeah.

8 HEARING OFFICER: Okay.

9 MR. SKIBA: I have permission from the  
10 owners --

11 HEARING OFFICER: So you're helping them  
12 out --

13 MR. SKIBA: Yeah.

14 HEARING OFFICER: -- to move things along  
15 here?

16 MR. SKIBA: Yeah. I'm probably going to  
17 purchase it from them so we're working on all that  
18 together.

19 HEARING OFFICER: Okay. So we'll postpone  
20 this until our January 2015 meeting.

21 MR. SKIBA: Okay. Thank you.

22 HEARING OFFICER: As was mentioned, there are  
23 some permits that do have to get pulled here.

24 MR. SKIBA: Okay. Perfect.

25 HEARING OFFICER: Okay. Thank you.

1 MR. SKIBA: Thank you.

2 HEARING OFFICER: 202 North Cass.

3 MR. KLOPOCINSKI: 202 North Cass. This  
4 property was posted 9-24 of '14. It was found vacant,  
5 some windows boarded, rotted floorboards on front  
6 porch, overgrown, debris, unkempt, gas meter was on,  
7 electric meter on.

8 At this point, we are recommending placement  
9 onto the demolition list.

10 HEARING OFFICER: Your name, sir.

11 MR. ELAM: Deshon Elam.

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

14 MR. ELAM: Yes, I am.

15 HEARING OFFICER: And how long have you owned  
16 the property?

17 MR. ELAM: For one year. When I first got  
18 it, I pulled the permits and we started working on the  
19 property around that February, March area. They got in  
20 from the rear and took everything out. I actually just  
21 came down here like a month ago and told them I wanted  
22 to -- all the permits had been pulled, the Property  
23 Maintenance Inspection has actually expired. And I  
24 asked her what I need to do. She told me I need to  
25 write a letter and pay \$150 to start the process back

1 up.

2 If you notice, we left the boards on the  
3 windows for a purpose. All brand new windows in the  
4 house. Because when I was keeping it cut, they kept  
5 getting in from the rear. So I left the rear kind of  
6 tall so they wouldn't even come that way to keep taking  
7 stuff out the house. I've been vandalized twice in  
8 that house.

9 HEARING OFFICER: When do you expect that you  
10 could complete the work here?

11 MR. ELAM: If you give me an idea, I can -- I  
12 can get -- reissue the permit. Because the permit is  
13 up on the windows, if -- whatever one of you guys went  
14 by. All the permits was pulled. They did expire. But  
15 I came down here a month ago and talked to the young  
16 lady about reissuing them because I got a newer team of  
17 people to help me finish that house.

18 And I do have my records to show I am making  
19 the payment plans for the back taxes; I been doing  
20 that. When I bought the house, it was already back on  
21 taxes. So I have that information right here, if you  
22 need to see it.

23 But I can have the permits reissued, as far  
24 as, because they did expire, before the October 31st  
25 with no problem.

1 HEARING OFFICER: Do you think you can have  
2 things wrapped up here by January?

3 MR. ELAM: Oh, most definitely, yes.

4 HEARING OFFICER: Okay.

5 MR. KOLBE: Come into the office and talk to  
6 us tomorrow. I -- how long ago did you pull your  
7 Property Maintenance Inspection?

8 MR. ELAM: That was back in September of  
9 2013.

10 MR. KOLBE: They're only -- they're not good  
11 for that length of time.

12 MR. ELAM: I understand.

13 MR. KOLBE: You may have to pull another  
14 Property Maintenance Inspection to make sure we have  
15 the scope of the work still there.

16 MR. ELAM: I mean, you can come see it.

17 MR. KOLBE: But --

18 MR. ELAM: Sorry.

19 MR. KOLBE: I mean, once they look at that,  
20 we may be able to renew your permits, as opposed to  
21 pulling new ones. But, you know, we don't know what  
22 all was taken, in other words, from the first time you  
23 did a Property Maintenance Inspection and had your  
24 permits pulled to the scope of work that, perhaps, is  
25 done now. Because of the break-ins, et cetera, it may

1 need more items onto that --

2 MR. ELAM: Everything was a full permit  
3 except for the heating and cooling.

4 MR. KOLBE: Okay.

5 MR. ELAM: If you do want to come see it, the  
6 furnace is still intact but the electrical, the  
7 plumbing and the building, they're all full permits.

8 MR. KOLBE: Okay. Come into --

9 MR. ELAM: I sure will.

10 HEARING OFFICER: What we'll do is postpone  
11 this until January.

12 MR. ELAM: Yes, sir.

13 HEARING OFFICER: And that will give you time  
14 to get your permits sorted out and, hopefully, complete  
15 the work.

16 MR. ELAM: I'll come in tomorrow, too.  
17 Because if I need to do it tomorrow, I can see you guys  
18 tomorrow, so --

19 HEARING OFFICER: Okay. Very good.

20 MR. ELAM: Thank you so much.

21 HEARING OFFICER: Thank you.

22 69 West Strathmore.

23 MR. KLOPOCINSKI: 69 West Strathmore. This  
24 property was posted 9-25 of '14. At its first posting  
25 on 12-27 of '12, this property was found vacant, not

1 maintained, broken windows which have since been fixed,  
2 totally unsafe, rodent infested, dilapidated, no  
3 progression in the work being done.

4 The work looks good, no further since last  
5 posting. The -- so we are recommending demolition  
6 unless a commitment is made to pick up the pace.

7 HEARING OFFICER: Okay. Your name, sir?

8 MR. NOLTE: Skip Nolte.

9 HEARING OFFICER: Okay. How are things  
10 going?

11 MR. NOLTE: Fine. We got our rough frame  
12 inspection. The insulation is complete. I got two  
13 more pieces to hang on the wall. I had to stop because  
14 I didn't realize my permits expired on the 24th. I  
15 thought it was the 28th. And they wouldn't renew my  
16 permit to be able to call for my insulation inspection.

17 I was told to go ahead with the drywall and  
18 ceiling because they're going to blow all that in.  
19 That's 95 percent complete, the drywall and the  
20 ceiling.

21 And that's where we're at. I had to stop  
22 when they came out and when they wouldn't renew my  
23 building permit. I think now probably all my other  
24 permits have expired so I got to get ahold of all my  
25 contractors again. So that's where we're at. I'm



1 ready to hang two more pieces of insulation and  
2 drywall.

3 HEARING OFFICER: I know you had other homes  
4 here that you were trying to finish up first.

5 MR. NOLTE: No, that's the only one.

6 MR. KOLBE: That's his only one.

7 MR. NOLTE: That's his only one?

8 MR. KOLBE: It's excruciatingly slow. I  
9 mean, it's been two years to get the rough. But the  
10 inside's immaculate. If the outside looked as good as  
11 the inside, you wouldn't have as much hassle with the  
12 neighbors.

13 MR. NOLTE: I don't have that much hassle  
14 with the neighbors. They look out for the place for  
15 me.

16 MR. KOLBE: It would be nice if it was  
17 cleaned up and fixed up and the siding not hanging and  
18 blowing in the breeze.

19 HEARING OFFICER: Realistically, what's your  
20 complete date here?

21 MR. NOLTE: The date, realistically, was last  
22 year. No, I think by our next meeting, I should be  
23 very close, if not complete. Because once I get my  
24 drywall up which I understand you also require a  
25 drywall inspection as well. Okay?

1                   Then I can start with the finishing of the --  
2                   the utilities and knock it out and get done. I'm  
3                   getting tired of this, too. I'm tired of coming here.

4                   MR. KOLBE: What is your scheduling for the  
5                   outside?

6                   MR. NOLTE: The outside --

7                   MR. KOLBE: I mean, you've got a porch to put  
8                   on.

9                   MR. NOLTE: Pardon me?

10                  MR. KOLBE: You've got a porch to repair,  
11                  siding to repair.

12                  MR. NOLTE: Yeah, there's the railing on the  
13                  deck to repair. Somebody knocked that apart. The deck  
14                  was fine.

15                  MR. KOLBE: Well, it's falling in.

16                  MR. NOLTE: You're talking about the front?

17                  MR. KOLBE: The front.

18                  MR. NOLTE: Yeah, that just happened probably  
19                  two weeks before you came in. I stepped out onto the  
20                  front porch. But I've got that covered with plywood  
21                  and carpeting now so at least you're not going to fall  
22                  through. But yeah, that's the next thing I'm probably  
23                  going to have to pull, a permit for that, too, won't I?

24                  MR. KOLBE: Correct.

25                  MR. NOLTE: And the rest of the exterior, the

1 siding, except for the back room, that we had to  
2 totally rebuild, that's off. It's Tyveked. The other  
3 siding issues, basically, are because we put new  
4 windows in and we're just going to end up redoing the  
5 siding and the outside. I'm just trying to get the  
6 inside complete so that we don't keep having this  
7 issue.

8 MR. KOLBE: One of the things I would be  
9 concerned is weather conditions for the outside of the  
10 building. You know, when we get into December,  
11 January, it's going to be very difficult pouring  
12 concrete if you're redoing the front porch in that  
13 manner.

14 MR. NOLTE: I wasn't going to do concrete.

15 MR. KOLBE: I'm just saying, you might want  
16 to concentrate on that outside so we don't come along  
17 and say the inside looks good and we can't finalize the  
18 outside because we have weather issues to contend with.

19 HEARING OFFICER: Are you doing the work  
20 yourself?

21 MR. NOLTE: Yes. Well, the building aspect  
22 of it.

23 HEARING OFFICER: You're doing that part  
24 time; is that --

25 MR. NOLTE: Pretty much, yeah. I have a

1           life. I have a life. I have my own company and, you  
2           know, times are a little tight but I do what I can when  
3           I can and I'm getting there.

4                   HEARING OFFICER: Well, I'm going to postpone  
5           this until our January meeting but we need to see some  
6           good progress then. So, you know, you're kind of in  
7           the home stretch here.

8                   MR. NOLTE: Uh-huh.

9                   HEARING OFFICER: But it's like -- it's like  
10          Dan says, if you can at least get the outside cleaned  
11          up, you're -- you know, your pace on the inside would  
12          be less of a concern.

13                   MR. NOLTE: You want me to make it look good  
14          on the outside? Fine. Give me a little more time on  
15          the inside? Fine; I'm willing to do that. I have no  
16          problem with that. I mean, it's really not an eyesore.  
17          It's intact. You know, the lawn's mowed. I think the  
18          day that they came by, I told them I was guilty, I  
19          hadn't mowed it in a couple of weeks but since then  
20          it's been. There's no debris hanging around. You  
21          know, rodent infested? Yeah, it was that way when we  
22          bought it but it hasn't been that way for years. It's  
23          clean, it's intact.

24                   HEARING OFFICER: We'll postpone you until  
25          our January meeting, then --

1 MR. NOLTE: Thank you.

2 HEARING OFFICER: -- and check your progress  
3 again.

4 MR. NOLTE: You got it.

5 HEARING OFFICER: Thank you.

6 26 --

7 MR. KLOPOCINSKI: Clairmont Place.

8 HEARING OFFICER: -- Clairmont.

9 MR. SMITH: Yeah.

10 MR. KLOPOCINSKI: 26 Clairmont Place posted  
11 9-24 of '14. This property has expired building -- or  
12 is that -- posted 9-26 of '14. First posting was 9-26  
13 of '13, it was found vacant, open in the back door, has  
14 since been closed. House was gutted, total rehab  
15 needed, boarding -- boarded and vacant, porch steps  
16 rotting. At the time of first posting, there was an  
17 extension cord running across the street from another  
18 house.

19 At this moment, though, we are recommending  
20 postponement until the January Hearing Officer meeting  
21 if permits are pulled by that -- if all permits are  
22 pulled. Needs to add windows to the building permit,  
23 though.

24 MR. KOLBE: Yes.

25 MR. KLOPOCINSKI: Mechanical's still needed

1 and passed rough inspection.

2 MR. BYRWA: Is there a plumbing needed or --

3 MR. SMITH: All that's been done.

4 MR. KLOPOCINSKI: Plumbing expires 11-22 of  
5 '14.

6 MR. BYRWA: Okay.

7 MR. SMITH: Yeah, I got all the permits, all  
8 the rough's been approved, all the electrical,  
9 plumbing, everything that's on there. So I'm probably,  
10 like, two weeks out from having my final.

11 HEARING OFFICER: Your name for the record.

12 MR. KOLBE: The Property Maintenance  
13 Inspection said that you needed a mechanical.

14 MR. SMITH: No, we already went over that two  
15 meetings ago. I didn't need a mechanical. I think one  
16 of the inspectors came over because the furnace and  
17 everything was already intact when I got the house and  
18 that was not needed. One of the inspectors, I don't  
19 know if it was Rich that came over, looked and seen  
20 that it was already there and the furnace was already  
21 intact, in working condition. So they recommend I just  
22 get a -- a heating --

23 MR. KLOPOCINSKI: Certificate.

24 MR. BYRWA: Certification.

25 MR. SMITH: -- certificate, which I'll have

1 at the final and everything. So I'm probably like two  
2 weeks out from finishing everything. I got all my  
3 walls up, just minor stuff inside and finish the porch  
4 outside. So I'm about two weeks, two-and-a-half weeks  
5 out.

6 HEARING OFFICER: Okay.

7 MR. KOLBE: You need to amend your building  
8 permit.

9 MR. SMITH: I already did all that.

10 MR. KOLBE: You didn't have windows on your  
11 building permit.

12 MR. SMITH: They were on there.

13 MR. KOLBE: Come in and we'll check it. But  
14 it's not listed unless you --

15 MR. KLOPOCINSKI: Is that what you did  
16 yesterday?

17 MR. SMITH: No, this is when I first got it,  
18 I had put all that on there. Now I look on there and  
19 see the dates we put them on there.

20 MR. KOLBE: Right.

21 MR. SMITH: But all that was on there -- all  
22 my windows was in there when Richard came by and  
23 inspected everything. When the rough inspections came  
24 for the building permit, he went over all that stuff  
25 and all what I had to do and so that's why I've been

1 moving forward.

2 Like I said, I got two-and-a-half weeks out  
3 from there. The windows been in there since I  
4 started -- since I got the permit. And I been at this  
5 meeting twice since then, since the windows been in  
6 there, all the windows.

7 HEARING OFFICER: Okay. Well, we'll hold  
8 this over until our January meeting. Hopefully, by  
9 that time, everything gets done.

10 MR. SMITH: Now, when I'm done with the  
11 two -- in two weeks, do I got to come back here or do I  
12 get to -- once I pass the final, I just can go from  
13 there?

14 HEARING OFFICER: Well, if you pass your  
15 final, we will dismiss --

16 MR. KOLBE: We'll dismiss it at the next  
17 meeting.

18 HEARING OFFICER: -- at our next meeting. So  
19 if you want to come just to make sure things get  
20 dismissed, you should do that.

21 MR. SMITH: But I ain't got to wait for that  
22 to get the Certificate of Occupancy?

23 HEARING OFFICER: No, absolutely not.

24 MR. KOLBE: No.

25 HEARING OFFICER: Once you pass your



1 inspection, you'll get your Certificate of Occupancy.  
2 And then, in January, it will just be a formality on  
3 our part to dismiss things. But it will be good to be  
4 here, just to make sure that everything's done.

5 MR. SMITH: Okay.

6 HEARING OFFICER: Can we get your name for  
7 the record?

8 MR. SMITH: Kevin Smith.

9 HEARING OFFICER: Thank you.

10 MR. SMITH: All right.

11 HEARING OFFICER: 1560 Joslyn.

12 MR. KLOPOCINSKI: 1560 Joslyn. This property  
13 was posted 9-25 of '14. This property, at it's first  
14 posting on 9-25 of '13, was found vacant, not open to  
15 trespass, there was work being done without permits.

16 At this current time it is current on all  
17 its -- it needs -- there has been a Property  
18 Maintenance Inspection pulled, all permits passed rough  
19 inspection. It was a total rehab. All permits have  
20 since expired. We need to add the fencing to the  
21 permit.

22 At this time, we were recommending placement  
23 onto the demolition list and moving on to the next  
24 step, unless all permits are re-upped and you have a  
25 plan for completion soon.

1 HEARING OFFICER: Your name, sir?

2 MR. KIMMERER: Aaron Kimmerer.

3 HEARING OFFICER: Okay.

4 MR. KIMMERER: The house is 95 percent  
5 complete. I talked to the Building Department today  
6 and they let me know that the permits expired a couple  
7 days ago. I was going to come in today and renew them  
8 and they said I should just come in tomorrow, after  
9 this meeting, so I can have the house finished up for  
10 sure by the next meeting.

11 HEARING OFFICER: Okay.

12 MR. KIMMERER: And I'll renew the permits  
13 tomorrow.

14 HEARING OFFICER: All right.

15 MR. KIMMERER: But the house is basically  
16 complete.

17 HEARING OFFICER: Okay. So we'll hold this  
18 over, then, until our January meeting. Hopefully, by  
19 that time, you're all done, you have your C of O. But  
20 again, you might want to show up at our meeting. If  
21 everything is done, we'll dismiss.

22 MR. KIMMERER: Okay.

23 HEARING OFFICER: Okay?

24 MR. KIMMERER: I appreciate it.

25 HEARING OFFICER: Thank you.

1 MR. KIMMERER: Thank you.

2 HEARING OFFICER: 106 East Rutgers.

3 MR. KLOPOCINSKI: 106 East Rutgers. This  
4 property was posted 9-25 of '14. This property, at its  
5 first posting, last January 2nd of '14, was found  
6 vacant, possibly lived in, open all summer, debris, a  
7 shed built without permit, gas meter was found on,  
8 electric meter on.

9 A Property Maintenance Inspection was  
10 performed 1-7 of '14. Building and electrical permits  
11 required. Building permit has since expired.

12 Placement onto demolition list due to lack of  
13 progress is recommended.

14 MS. SAYLOR: Hi, gentlemen.

15 MR. KLOPOCINSKI: Hello.

16 HEARING OFFICER: Your name please.

17 MS. SAYLOR: I came in -- I --

18 HEARING OFFICER: Excuse me. Could you give  
19 us your name for the record, please.

20 MS. SAYLOR: Debra Saylor.

21 HEARING OFFICER: Okay.

22 MS. SAYLOR: And we just finished up with the  
23 last of the electrical. I had that inspection done  
24 from an electrical company and then all I have to --  
25 they came out to do the work just the other day and I

1           have to have the City come in and reinspect, then I  
2           should be off this list.

3                     MR. BYRWA: Was there an electrical permit  
4           issued?

5                     MS. SAYLOR: I'm not sure if they pulled it  
6           or not.

7                     MR. KOLBE: You need one. It's --

8                     MS. SAYLOR: Okay.

9                     MR. KOLBE: It's needed.

10                    MS. SAYLOR: Well, I let the lady on the  
11           phone know that one had to be pulled that took the  
12           appointment for me from the company. So I'm not sure  
13           if they did.

14                    MR. KOLBE: Okay.

15                    MS. SAYLOR: You know, he just come out and  
16           did the work. I'm not sure how they perform it. I was  
17           just told the company had to perform it since they were  
18           doing the work so I leave that up to them.

19                    MR. BYRWA: I'd hold the final payment off  
20           until they get the final permit and have the  
21           inspection.

22                    MS. SAYLOR: Yeah; that's why I want to have  
23           the City come in and reinspect. Because I wanted to be  
24           sure they did whatever is needing to be done, in case  
25           there's something missed before we finish up with the

1 house.

2 MR. KLOPOCINSKI: Yeah, make sure that  
3 contractor pulls that permit, though.

4 MS. SAYLOR: Okay. I will. I'll call the  
5 company tomorrow morning and make sure they did pull  
6 one.

7 MR. KLOPOCINSKI: Because I'm sure that's all  
8 that's holding this up.

9 MS. SAYLOR: Yeah.

10 MR. KOLBE: Yeah, it's sometimes the  
11 frustration part is the fact that permits just don't  
12 get pulled.

13 HEARING OFFICER: Yeah.

14 MR. KOLBE: And progress just doesn't get  
15 made.

16 MS. SAYLOR: Yeah. That's why you related to  
17 me that they have to pull it, not me; because we're not  
18 doing the work?

19 MR. KOLBE: Right.

20 MS. SAYLOR: Okay.

21 HEARING OFFICER: So we'll postpone this,  
22 then, until our January meeting. And hopefully, at  
23 that time, everything's resolved. But as the gentleman  
24 said, make sure that --

25 MS. SAYLOR: They get the permit.

1 HEARING OFFICER: -- you have your approved  
2 inspection on your electrical before you pay somebody  
3 because we've seen that too many times where people pay  
4 a contractor that wasn't licensed or never got a  
5 permit.

6 MS. SAYLOR: Yeah.

7 HEARING OFFICER: And then you're left  
8 with --

9 MS. SAYLOR: No, they're a major company.

10 HEARING OFFICER: Okay.

11 MS. SAYLOR: So I know they're licensed and  
12 stuff.

13 HEARING OFFICER: Okay.

14 MS. SAYLOR: So I'll make sure that they get  
15 the permit before I come in to have the reinspection  
16 done.

17 HEARING OFFICER: Very good.

18 MS. SAYLOR: Okay. Thank you, gentlemen.

19 HEARING OFFICER: Thank you.

20 MR. KLOPOCINSKI: Thank you.

21 HEARING OFFICER: 169 --

22 MR. KLOPOCINSKI: Dwight.

23 HEARING OFFICER: -- Dwight.

24 MS. KAIGLER: Yeah. I'm Lisa Kaigler.

25 HEARING OFFICER: Okay.

1                   MR. KLOPOCINSKI: 169 Dwight Avenue. This  
2 property was posted 9-25 of '14. This property has  
3 since -- there was a Property Maintenance Inspection  
4 done 6-24 of '14. A building permit was pulled for the  
5 roof.

6                   At this time, we are recommending  
7 postponement until the January Hearing Officer meeting  
8 but we do need a permit for the interior repairs,  
9 building permit.

10                  MS. KAIGLER: Okay.

11                  MR. KLOPOCINSKI: But we are recommending  
12 postponement.

13                  MS. KAIGLER: Okay.

14                  HEARING OFFICER: Okay.

15                  MS. KAIGLER: Thank you.

16                  HEARING OFFICER: So we'll hold this over,  
17 then, until our January meeting.

18                  MS. KAIGLER: Okay.

19                  HEARING OFFICER: Thank you.

20                  MS. KAIGLER: Thanks.

21                  MR. KOLBE: There's also some structural to  
22 the foundation, depending upon how that's planned to be  
23 repaired, as to whether that needs to be on a permit  
24 also.

25                  MS. KAIGLER: Okay.

1 MR. KOLBE: So --

2 MS. KAIGLER: All right. So foundation and  
3 interior?

4 MR. KOLBE: Foundation and interior, correct.

5 MS. KAIGLER: Okay.

6 MR. KOLBE: All right.

7 HEARING OFFICER: Thank you.

8 667 Markle.

9 MR. KLOPOCINSKI: 667 Markle. This property  
10 was posted 9-25 of '14. At its first postment (sic) of  
11 2-26 of '14, it was found vacant, open to the elements  
12 at that time, broken windows, paint peeling, rotted  
13 exterior wood trim, overgrown, debris, unkempt, broken  
14 windows. The gas meter was missing, it is now on.  
15 Electric meter, at that time, was then missing, it is  
16 now -- there's a new one that's on. Front porch  
17 railing and steps, there was no permit for that.

18 There was a Property Maintenance Inspection  
19 performed on 5-9 of '14. The plumbing permit has since  
20 been finalized. The building permit final will be  
21 taking place on 10-10 of '14.

22 We recommend dismissal if a C of C is issued  
23 by October 31st of this year.

24 HEARING OFFICER: Okay. And your name,  
25 please.



1 MS. McBRIDE: Patty McBride.

2 HEARING OFFICER: Okay.

3 MS. McBRIDE: And I'm here for Robert Ivezaj.

4 He's been out of the country for over two months and,  
5 when he left, his brother got in touch and he thought  
6 it was complete. So I just got some -- yesterday at  
7 the office, I called here and they said some things  
8 that needed to be completed. We will have those done.

9 He'll be back in town on the 10th.

10 HEARING OFFICER: Okay.

11 MR. KLOPOCINSKI: Okay.

12 HEARING OFFICER: So are we dismissing?

13 MR. KOLBE: I would recommend dismissal,  
14 provided they get their --

15 MR. KLOPOCINSKI: C of C.

16 MR. KOLBE: I mean, they're two days from  
17 having it done. I can't see bringing them back in  
18 three months because of that. But --

19 HEARING OFFICER: Okay.

20 MR. KOLBE: You know, they're almost to the  
21 finish line. They need to cross it.

22 MS. McBRIDE: There is --

23 MR. KOLBE: Okay.

24 MS. McBRIDE: I don't know if you're aware,  
25 there is someone living there; there has been for quite

1 a while. So that's why we thought it was done. So  
2 what -- I'm sorry. Just so I know, we have until the  
3 31st to get the C of O; is that correct?

4 MR. KLOPOCINSKI: Correct.

5 MR. KOLBE: You've got an inspection on the  
6 10th. I plan to have it still on the 10th.

7 MS. McBRIDE: Okay.

8 MR. KOLBE: I'm surprised it's not registered  
9 as a rental.

10 MS. McBRIDE: He planned on doing that. He's  
11 going to do that. Again, he's out of town and it will  
12 get done. I'll give him the information. He has to  
13 have all the work -- just so I'm understanding, he has  
14 to have all the work done that you had said, what I got  
15 from the office, from the inspection and then he has to  
16 have the rental inspection; is that correct?

17 MR. KOLBE: Yeah.

18 MS. McBRIDE: Or the rental application?

19 MR. KOLBE: Yeah.

20 MS. McBRIDE: Okay.

21 MR. KOLBE: But I'd like to have it sooner  
22 than later.

23 MS. McBRIDE: Absolutely.

24 MR. KOLBE: I mean, I don't want to have it  
25 wait until the 31st and then, "Okay. We're done."

1 MS. McBRIDE: No, no, no. I'll do my best to  
2 get it on the 10th for you, Dan.

3 HEARING OFFICER: Okay. So then this is  
4 dismissed pending passing your inspection.

5 MS. McBRIDE: Sounds great.

6 HEARING OFFICER: Okay.

7 MS. McBRIDE: I appreciate you gentlemen.

8 HEARING OFFICER: Thank you.

9 MS. McBRIDE: Thank you so much.

10 MR. KLOPOCINSKI: Thank you.

11 HEARING OFFICER: Good luck.

12 77 South Marshall.

13 MR. KLOPOCINSKI: 77 South Marshall. This  
14 property was posted on 9-24 of '14. This property was  
15 found open to trespass in the front door, vacant, front  
16 and side door were open, furnace and hot water heater  
17 gone, overgrown, debris, unkempt, large tree limb down  
18 in the front yard. It was across the sidewalk in the  
19 public right-of-way, actually. The gas meter gone.  
20 Electric meter, the service was cut. Quite an eyesore  
21 to the neighborhood. We were approached by many  
22 neighbors while we were there about the property.

23 We are recommending placement onto the  
24 demolition list.

25 MS. BOGAR: Hi. My name is -- oh, gentlemen,

1 I am Elizabeth Bogar, representing Steven White who is  
2 living in Florida at the present time due to the  
3 economy. He has intentions to have this house  
4 renovated. It was his parents' house. They passed  
5 away and he wants to keep the house and renovate it and  
6 get it fixed, you know -- well, renovation.

7 I do have the money to pay for the inspection  
8 but I don't have all the information that is needed for  
9 this application. So I'm wondering if I can get, like,  
10 a little bit more time. I did call him and leave a  
11 message but he hasn't returned yet.

12 MR. KLOPOCINSKI: We would recommend -- we're  
13 recommending to put this onto the next -- onto the  
14 demolition list, which would move it to the Board of  
15 Appeals. At that time, he can still pull a Property  
16 Maintenance Inspection.

17 MR. KOLBE: I would say if he has his  
18 Property Maintenance Inspection within 7 days and pulls  
19 his permits within 30, we could --

20 HEARING OFFICER: Avoid that?

21 MR. KOLBE: -- avoid that, yes.

22 HEARING OFFICER: Yeah.

23 MR. KOLBE: And postpone him until the next  
24 meeting.

25 HEARING OFFICER: So you do have the money

1 for the Property Maintenance Inspection?

2 MS. BOGAR: Yes, sir.

3 HEARING OFFICER: What information do you  
4 need on the application?

5 MS. BOGAR: Like the Sidwell number.

6 MR. KOLBE: No.

7 MS. BOGAR: And what date would be good for  
8 the inspector to come out.

9 HEARING OFFICER: Are you going to be there  
10 for the inspection?

11 MS. BOGAR: I will be there but I need the  
12 key to allow him to get in so he's going to have to --

13 MR. KLOPOCINSKI: It's wide open.

14 MR. KOLBE: Yeah. We have pictures of the  
15 inside of the house so it's not like it's real  
16 difficult to get in.

17 MS. BOGAR: I will be there.

18 HEARING OFFICER: Okay.

19 MS. BOGAR: I will be present.

20 HEARING OFFICER: So the Sidwell number, you  
21 can get.

22 MR. KOLBE: Yeah. If that was the  
23 information you were looking for, we have that and it's  
24 not necessary to have. Same with the legal  
25 description, if it's on there, is not necessary; we can

1 help you with that. I didn't know what information you  
2 didn't have.

3 HEARING OFFICER: How late is the Building  
4 Department open?

5 MR. KOLBE: Until 5:00.

6 HEARING OFFICER: Until 5:00. So you can  
7 still make it downstairs and schedule that today while  
8 you're here, save you a trip.

9 MS. BOGAR: Uh-huh.

10 HEARING OFFICER: So what we'll do is  
11 postpone this, pending the Property Maintenance  
12 Inspection. So, this, we'll postpone until our next  
13 meeting in January, which buys you a little bit of  
14 time. But if you don't have the Property Maintenance  
15 Inspection by our next meeting, this will go  
16 automatically to the Board of Appeals.

17 Does that make sense?

18 MS. BOGAR: Yes, sir.

19 HEARING OFFICER: It doesn't mean everything  
20 is over but it's just another step along in the  
21 process. Okay?

22 MS. BOGAR: Okay. So I pay this today and  
23 then meet with the inspectors?

24 HEARING OFFICER: Yeah. Tell --

25 MS. BOGAR: And then --

1 HEARING OFFICER: I guess what do you do,  
2 Dan; pick a day that's good --

3 MR. KOLBE: Right.

4 HEARING OFFICER: -- or do you assign a date?

5 MR. KOLBE: Well, we basically work with them  
6 and we can do it within a week's time without too much  
7 trouble.

8 MS. BOGAR: Okay.

9 MR. KOLBE: And then, after that, you'll have  
10 30 days to pull all your permits, whatever they  
11 require; if it's building -- probably mechanical and  
12 electrical and plumbing will be needed by looking at  
13 the pictures.

14 MS. BOGAR: Yeah.

15 MR. KOLBE: It's pretty much everything done.

16 MS. BOGAR: He left it in the hands of  
17 someone that was not trustworthy.

18 MR. KOLBE: Pretty much a lot of it's gone.  
19 So --

20 HEARING OFFICER: So you have seven days to  
21 get the Property Maintenance Inspection, which you can  
22 apply for today and -- and then that will hold things  
23 off for you for a little while. Okay?

24 MS. BOGAR: And then meet again -- I'm sorry?

25 MR. KOLBE: It will be in January.

1 HEARING OFFICER: In January.

2 MR. KOLBE: The tentative date is on the 21st  
3 of January. And he'll --

4 MS. BOGAR: All right.

5 MR. KOLBE: -- be notified like he was this  
6 time.

7 MS. BOGAR: And they'd, like, send something  
8 to my address?

9 MR. KOLBE: They send them to the property  
10 owner, whatever address they have their tax bills being  
11 sent to is where we notify.

12 MS. BOGAR: Okay.

13 HEARING OFFICER: Okay? Thank you.

14 MS. BOGAR: Thank you.

15 HEARING OFFICER: 259 South Marshall.

16 MR. KLOPOCINSKI: 259 South Marshall. This  
17 property was posted on 9-24 of '14. At that time, this  
18 property was found vacant, fire-damaged, open to  
19 trespass, open to trespass in the rear window, like I  
20 said, fire damaged, siding falling off, front door  
21 boarded up, roof rotting, overgrown, debris, unkempt,  
22 windows broken, front porch railing falling off, the  
23 electric meter was off.

24 At this time, we are recommending placement  
25 onto the demolition list.



1 HEARING OFFICER: Okay. Your name, please.

2 MS. JOHNSON: Lillie Johnson, Lillie Johnson.

3 HEARING OFFICER: Okay. Are you going to  
4 help her?

5 MR. BRINKER: I am.

6 HEARING OFFICER: Okay.

7 MR. BRINKER: She did have a fire to the  
8 property and we're in the process of getting everything  
9 worked out with the insurance company as far as what  
10 we're -- what she's going to be able to get fixed and  
11 to see what she need to do to save the property.

12 So at this time we're just asking for a  
13 little more time. She just got the notification to be  
14 here, like, two days ago so we're just asking for a  
15 little more time to see what she's able to do and what  
16 she can do.

17 HEARING OFFICER: When was the fire?

18 MS. JOHNSON: April 23rd.

19 MR. BRINKER: April 23rd.

20 HEARING OFFICER: And the insurance company  
21 is just dragging their feet?

22 MR. BRINKER: Yeah, they're dragging their  
23 feet. We just heard back from the adjuster a couple  
24 days ago or a week ago so we're still going through  
25 everything to see what money's there to replace it,

1 what was lost or what she needs to do to move forward.

2 HEARING OFFICER: Okay.

3 MR. KOLBE: A Property Maintenance Inspection  
4 will be required, it also may help you get a head  
5 around exactly what is going to be required, what kinds  
6 of permits are going to be required to rehab the house.

7 MR. BRINKER: Okay.

8 MR. KOLBE: And recommendation would be here  
9 as to pull that Property Maintenance Inspection within  
10 seven days.

11 MR. BRINKER: Okay.

12 MR. KOLBE: And then your permits within 30.  
13 We could have maybe a little latitude on that; the  
14 pulling the permits, to determine -- you'll have a  
15 scope of work as to what's going to be done and you'll  
16 know from your insurance company what they're going to  
17 cover.

18 MR. BRINKER: Right.

19 MR. KOLBE: And you may, at that time, say,  
20 "No, they don't meet."

21 MR. BRINKER: Yeah.

22 MR. KOLBE: Or, "Yeah, financially, it's a  
23 go. We can continue and pull the permits."

24 MR. BRINKER: That's all I'm asking before  
25 it's put on the demolition; we want to have a chance to

1 go through everything to see what can --

2 MR. KOLBE: Like I said, without anything  
3 being done, it's going to move on. But if you're doing  
4 your Property Maintenance Inspection and pull the  
5 permits, again, we can give you maybe a little bit of  
6 latitude on that, 30 days there. But I think that  
7 would allow them to postpone this, if it's to your  
8 pleasure, to the January meeting.

9 HEARING OFFICER: You have no idea when the  
10 insurance company is going to respond to you?

11 MR. BRINKER: Well, we're in the process of  
12 talking with them. Hopefully, within the next day or  
13 so we'll know.

14 HEARING OFFICER: Okay. Have they been out  
15 to inspect?

16 MR. BRINKER: They've had several adjusters  
17 come in and inspect.

18 HEARING OFFICER: Okay.

19 MR. BRINKER: So that's the problem.

20 HEARING OFFICER: How bad is the fire damage?

21 MR. BRINKER: Structurally, it doesn't seem  
22 that bad. What the adjuster is going to come back  
23 with, we have yet to see.

24 HEARING OFFICER: Okay. And do you -- can  
25 you pay the \$150 for --

1 MR. KOLBE: 200.

2 HEARING OFFICER: 200.

3 MR. BRINKER: Is that for all the --

4 HEARING OFFICER: That's for the Property  
5 Maintenance Inspection.

6 MR. KOLBE: That's for the Property  
7 Maintenance Inspection.

8 MS. JOHNSON: Okay.

9 MR. KOLBE: And the Building Inspector is  
10 going to come out and walk the property with you and  
11 tell you what is going to have to be repaired.

12 MR. BRINKER: Okay.

13 MR. KOLBE: And, of those items, what needs a  
14 permit.

15 MR. BRINKER: Okay. That's fine.

16 MR. KOLBE: Like the carpet needs to be  
17 replaced but that doesn't need a permit. If there's  
18 structural issues, he'll tell you what you're looking  
19 at so you can kind of wrap your head around costs and  
20 that sort of thing.

21 MR. BRINKER: All right. Thank you.

22 HEARING OFFICER: Does the insurance company  
23 know about this posting?

24 MR. KOLBE: No. Only anyone with a financial  
25 interest in the house, which would be banks, the

1 mortgage company, mechanic's lien. I've had a bail  
2 bondsman lien a house, you know, tax liens.

3 HEARING OFFICER: Okay.

4 MR. KOLBE: They are notified. But insurance  
5 companies are not necessarily notified. It's not a  
6 public record as to who that insurance company is.

7 HEARING OFFICER: Okay. So pull the Property  
8 Maintenance Inspection. We'll postpone this until our  
9 next meeting, then, to give you some time to get things  
10 worked out with the insurance company.

11 Once we -- once you know what the insurance  
12 company's going to do for you and, hopefully, they'll  
13 take care of the cost here for you, you know, move  
14 quickly, get your building permits and so forth.

15 I would assume you'd hire a contractor to  
16 come in and do all of the work or the insurance company  
17 will. So just make sure you're moving forward.

18 MR. BRINKER: Absolutely. We'll pull that  
19 Property Maintenance permit, though, within a day or  
20 so.

21 HEARING OFFICER: Very good.

22 MR. KLOPOCINSKI: Can we get that rear window  
23 boarded up? It seems there was a chair underneath. It  
24 seems maybe kids from the neighborhood were going in  
25 and out of the house.

1 MR. BRINKER: Sure. As a matter of fact, I  
2 thought that was taken care of.

3 MR. KLOPOCINSKI: Okay.

4 MR. BRINKER: But I'll go by and go check it  
5 out.

6 MR. KLOPOCINSKI: All right. Thank you.

7 HEARING OFFICER: Okay.

8 MR. BRINKER: Okay.

9 HEARING OFFICER: 488 North Saginaw.

10 MR. KLOPOCINSKI: 488 North Saginaw. This  
11 property was posted 9-26 of '14. It was found vacant,  
12 dilapidated, open to trespass, front door was open,  
13 broken windows, roof rotted, interior gutted,  
14 overgrown, debris, unkempt, garage is open to trespass,  
15 front steps not to code. The interior, we saw, was  
16 gutted. The gas meter was there, the electric meter  
17 gone.

18 At this time, we recommend placement onto the  
19 demolition list.

20 HEARING OFFICER: Okay. Your name, sir.

21 MR. MOYET: Alexander Moyet.

22 HEARING OFFICER: Okay. And what's your  
23 status here with the property?

24 MR. MOYET: My intent was to rehabilitate the  
25 house when I bought it. I ended up not having the

1 resources or time that I thought I would have so I've  
2 been actually looking into selling or donating the  
3 house to someone that does have the time and money to  
4 do the work. And that's -- I spoke to somebody from  
5 one of the -- I just had information -- on the phone --  
6 but I didn't bring it with me. But he said come to  
7 this meeting and see what the decision is here and see  
8 about trying to sell the house.

9 It was one of those 1-800, you know, "We Buy  
10 Houses" companies. So I was looking at trying to --  
11 because I can't -- I don't have the resources that I  
12 thought I would have.

13 HEARING OFFICER: Yeah.

14 MR. MOYET: So --

15 HEARING OFFICER: Okay. So you won't be able  
16 to do anything as far as improving the home so --

17 MR. MOYET: I don't think I will be able to.  
18 I did speak to a friend, his uncle is a contractor and  
19 he was supposed to get back to me. So I was looking at  
20 either donating it or trying to sell it to one of those  
21 "We Buy Houses" people or my friend's supposed to speak  
22 to me, whichever of those three comes first. I was  
23 trying to get something done to it --

24 HEARING OFFICER: Okay.

25 MR. MOYET: -- as soon as possible.

1 HEARING OFFICER: Well, I guess we'll move  
2 this to the Board of Appeals. And when -- when would  
3 that meeting be?

4 MR. KOLBE: I believe it's the --  
5 November 19th.

6 HEARING OFFICER: November 19th. So --

7 MR. KOLBE: The Board of Appeals.

8 HEARING OFFICER: That gives you a little  
9 more than a month here to try to work something out.  
10 Even when it ends up at the Board of Appeals, it  
11 doesn't mean it's all over but --

12 MR. MOYET: Okay.

13 HEARING OFFICER: -- at least, at that point,  
14 you've bought yourself a little bit of time to try to  
15 sell the property.

16 MR. MOYET: Okay. So if it does come to --  
17 like, the Board of Appeals for the demolition, right?

18 MR. KOLBE: Right.

19 MR. MOYET: So if it does get demolished,  
20 how -- how does that cost get assessed or what -- or  
21 how does that go?

22 MR. KOLBE: Depending upon -- there's some  
23 circumstances. But typically, the first 15,000 is  
24 absorbed. Beyond that is put onto the tax bill.

25 MR. MOYET: Okay.



1           MR. KOLBE: Two things I'd recommend is, you  
2 know, the one major is, if you're looking at -- of  
3 selling the property, transferring title of the  
4 property --

5           MR. MOYET: Uh-huh.

6           MR. KOLBE: -- to legally transfer title of a  
7 property in this condition, a condemned condition, you  
8 have to have a notarized affidavit from the buyer,  
9 stating that they are aware of its condition --

10          MR. MOYET: Okay.

11          MR. KOLBE: -- and that it's -- we're going  
12 to be at the Board of Appeals. Without that, the --  
13 the sale of that property is illegal and they could get  
14 out of it.

15          MR. MOYET: Okay.

16          MR. KOLBE: So, to protect yourself, if  
17 you're, you know, selling it and you're conveying the  
18 title.

19          MR. MOYET: Okay.

20          MR. KOLBE: Now, if you were to convey that  
21 title before this next meeting, they could come in and  
22 represent -- and that's going to happen very much the  
23 same as here, they're going to ask you to get your  
24 Property Maintenance Inspection and pull your permits  
25 within 30 days.

1           If you do that, they'll give you three months  
2 to get things taken care of. If you don't, they'll  
3 have it basically ordered down. Then, to do anything,  
4 you'll have to post a bond to fix it, you know, at that  
5 point.

6           MR. MOYET: Okay.

7           MR. KOLBE: Right now, to rehab a house, that  
8 requires the bond -- would require a Property  
9 Maintenance Inspection. You know what your costs are.  
10 But then you're going to have to post a cash bond. At  
11 this time, the cash bond is in the amount of \$9.20 per  
12 square foot of that structure. And then you're going  
13 to have to enter into a rehab agreement and you  
14 basically have six months to get that taken care of.

15           And, if you don't -- in that rehab agreement,  
16 it basically states, if you don't get that house done  
17 in six months, you're giving the City permission to use  
18 your bond money to tear the house down.

19           MR. MOYET: Okay.

20           MR. KOLBE: So don't let it get to that  
21 point, if you're thinking about --

22           MR. MOYET: Right.

23           MR. KOLBE: -- you know, seriously about  
24 fixing the house up. Get it done by the Board of  
25 Appeals meeting is my recommendation to you.

1 HEARING OFFICER: Does a Notice go out for  
2 the Board of Appeals meeting?

3 MR. KOLBE: Yes, yes.

4 HEARING OFFICER: So you'll be notified.

5 MR. KOLBE: You'll get notified. Your houses  
6 will be posted, you know, posted on the houses as well  
7 as the same mailing that was done on this one will be  
8 sent to the next one.

9 MR. MOYET: Okay. Thank you.

10 HEARING OFFICER: Thank you. So it's on to  
11 the Board of Appeals.

12 198 Florence Avenue.

13 MR. KLOPOCINSKI: 198 Florence Avenue posted  
14 9-24 of '14. This property was found vacant, open to  
15 trespass, the front door was wide open, broken windows,  
16 overgrown, debris, unkempt, porch railing rotted, roof  
17 rotted. This property was a mess inside, full of  
18 debris.

19 We are recommending placement onto the  
20 demolition list.

21 HEARING OFFICER: Your name, sir.

22 MR. MOSES: Ken Moses. I'm doing a favor for  
23 an old landlord of mine, one of my very first. And,  
24 basically, Oxford Bank, I guess, has got an interest in  
25 this. He lives out of state, the owner. His name is

1 Shane Stryker. So he asked me to board it up, which I  
2 did.

3 And I'm waiting for this to turn on.

4 We did that yesterday. I have pictures of it  
5 all boarded up. There is a lot of debris in the  
6 backyard and in the shed, which I didn't know -- I know  
7 the front yard has been kept clean but it's been kept  
8 clean by the neighbor. And we were just called after  
9 we received a -- the paperwork. He e-mailed us about  
10 this hearing today so we went ahead and took care of it  
11 as quickly as we can.

12 I don't think he wants to rehab it. I don't  
13 think he's -- you know, I don't think he wants to send  
14 good money out for bad. It's probably \$25,000 worth of  
15 work. But I did tell him I would come here and find  
16 out, other than boarding it up and keeping it safe,  
17 what else you would like me to do.

18 MR. KOLBE: Well, we're looking to have it  
19 rehabbed.

20 MR. MOSES: I understand.

21 MR. KOLBE: You know, when it gets to that  
22 point, if he would have been a little more proactive  
23 and boarded it and had it registered as a vacant  
24 property, he probably could have avoided --

25 MR. MOSES: Oh, I agree.

1 MR. KOLBE: -- the situation but --

2 MR. MOSES: I didn't know anything about it.

3 MR. KOLBE: Yeah.

4 MR. MOSES: I'm just -- he was, like, one of  
5 my very first customers when I went into business so I  
6 did this as a gratis. The next hearing is November?

7 MR. KOLBE: November 19th.

8 HEARING OFFICER: For the Board of Appeals,  
9 which is where this will move on to.

10 MR. MOSES: I understand.

11 HEARING OFFICER: So --

12 MR. KLOPOCINSKI: We do appreciate you  
13 boarding it up, though.

14 MR. MOSES: Yeah. As soon as I saw it, you  
15 know, I told him, I said, "You got to pay for this to  
16 be boarded up before I'll go anywhere." So he did.

17 HEARING OFFICER: Okay.

18 MR. MOSES: All right, gentlemen.

19 MR. KLOPOCINSKI: Thank you.

20 HEARING OFFICER: Thank you, very much.

21 MR. MOSES: With stuff like that, it's not my  
22 cup of tea but just trying to help out.

23 MR. KOLBE: Thank you.

24 MR. MOSES: Have a good night.

25 HEARING OFFICER: 17 Clark.

1 MR. KLOPOCINSKI: 17 Clark. This property  
2 was posted 9-24 of '14. This property was found  
3 vacant, dilapidated, boarded by federal programs, seams  
4 in roof leaks, rotted framing of exterior windows,  
5 overgrown, unkempt, gas meter on, electric meter on.

6 There was a Property Maintenance Inspection  
7 performed 8-8 of '14. We need to add building -- add  
8 to the building permit the additional work; porch,  
9 ceiling and fascia.

10 We are recommending postponement to the  
11 January meeting to allow the work to continue.

12 HEARING OFFICER: Okay. Your name, please.

13 MS. ARMSTRONG: Annette Armstrong.

14 HEARING OFFICER: Okay. And we're going to  
15 postpone this until January. Apparently you're making  
16 progress here.

17 MS. ARMSTRONG: Yes.

18 HEARING OFFICER: Okay.

19 MS. ARMSTRONG: It is not overgrown. The  
20 last time they said that, too, and it's been maintained  
21 all along and it's never been overgrown.

22 HEARING OFFICER: Okay.

23 MS. ARMSTRONG: No garbage, no debris. But  
24 it is making progress and, hopefully, we'll be done by  
25 the next meeting.

1 HEARING OFFICER: Okay.

2 MR. KOLBE: You need a plumbing permit pulled  
3 ASAP.

4 MS. ARMSTRONG: You know, I was going to ask  
5 about that because there's two hot water heaters that  
6 needs to be changed and the builder told me that, with  
7 a hot water heater, you don't need a permit for that.

8 MR. KOLBE: Yes, you do.

9 MS. ARMSTRONG: I was going to talk to the  
10 inspector and ask him. We hadn't pulled that yet so I  
11 was going to have a chance to ask him. So to put in a  
12 new hot water heater --

13 MR. KOLBE: Mechanical or plumbing can pull a  
14 permit for a hot water heater.

15 HEARING OFFICER: Either your heating  
16 contractor or a plumbing contractor.

17 MS. ARMSTRONG: Okay. So I don't need that,  
18 then?

19 MR. KOLBE: You don't need a mechanical  
20 permit. So I don't know what all was on the plumbing  
21 permit.

22 MS. ARMSTRONG: Well, hot water heater is  
23 basically what it is.

24 MR. KOLBE: Well, a permit is required for  
25 that.

1 MR. BYRWA: If they're hooked up wrong, it  
2 can go off like a missile. I watched a video one time  
3 and it blew through two stories of the house and still  
4 went through the air a hundred feet.

5 MS. ARMSTRONG: Okay.

6 MR. BYRWA: So there's a concern that it gets  
7 hooked up right.

8 MS. ARMSTRONG: Okay.

9 HEARING OFFICER: So we'll postpone this  
10 until our January meeting.

11 MS. ARMSTRONG: Okay.

12 HEARING OFFICER: Okay?

13 MS. ARMSTRONG: All right. Thank you.

14 HEARING OFFICER: 32 South Paddock.

15 MR. TOWNSEND: Zebedee Townsend.

16 MR. KLOPOCINSKI: 32 South Paddock. This  
17 property was posted 9-24 of '14. At its first posting,  
18 it was found there's two homes on this parcel, as we  
19 already realized at the first meeting.

20 MR. TOWNSEND: Yeah.

21 MR. KLOPOCINSKI: The front home was vacant.  
22 The rear house was occupied, which what seems to now  
23 have been squatters, I'm guessing.

24 Right?

25 MR. TOWNSEND: No. The -- the previous --



1 previous owner out there was still renting to him while  
2 I was --

3 MR. KLOPOCINSKI: While you were the owner?

4 MR. TOWNSEND: And I didn't know it, up  
5 there.

6 MR. KLOPOCINSKI: Okay. In the front house  
7 there was broken windows, rotted doors --

8 MR. TOWNSEND: One broken window.

9 MR. KLOPOCINSKI: Okay. Let me finish this.  
10 Sorry, sir.

11 -- rotted doors, service cable dislodged;  
12 rear house, rotted roof, sagging porch, crumbling  
13 chimney. On the concrete sidewalks there were trip  
14 hazards, squatters in the rear house or past owner's  
15 tenants, the gas meter was locked out, electric meter  
16 was new, abandoned vehicles in the rear of the house.

17 There was a Property Maintenance Inspection  
18 pulled 8-18 of '14, none done -- not done for the rear  
19 house, though, at the time.

20 MR. TOWNSEND: Right.

21 MR. KLOPOCINSKI: Building --

22 MR. TOWNSEND: He told me, out there, "Get  
23 this taken -- the first house taken care of first and  
24 then we'll --"

25 MR. KLOPOCINSKI: Building permit pulled for

1 the front house.

2 We're recommending postponement until the  
3 January Hearing Officer meeting if the Property  
4 Maintenance is pulled for the rear house now, a  
5 Property Maintenance Inspection done.

6 HEARING OFFICER: Which house are you living  
7 in?

8 MR. TOWNSEND: Neither.

9 MR. KOLBE: Neither.

10 MR. TOWNSEND: I haven't moved in neither one  
11 yet.

12 HEARING OFFICER: And which house are you  
13 going to move into?

14 MR. TOWNSEND: Well, I was planning on the --  
15 actually, up there, since the other one was in a lot  
16 more better condition, I was thinking about the back  
17 house and then, possibly -- possibly, up there, having  
18 my brother stay in the front house, up there, to -- to  
19 assist me.

20 HEARING OFFICER: Okay. So --

21 MR. KOLBE: The -- he pulled a building  
22 permit for the front house and, as a property owner,  
23 you can do that. However, when you go to pull your --  
24 the plumbing and electrical permit that is needed for  
25 that front house, because you are not going to be

1 living in there for a minimum of two years, you'll have  
2 to have a contractor pull the permits for that one.

3 On the rear house, if you're going to be  
4 living in it and living in it for a minimum of two  
5 years, you can pull the trade permits, which is  
6 electrical, mechanical and plumbing.

7 Even though it's a family member in the front  
8 house, it's still going to be classified as a rental  
9 property. Unless it's -- a lot -- the lot is split and  
10 made into two separate parcels, it will be classified  
11 as a rental property. And the only way, if you split  
12 it, you'd have to sell the house in the front and --  
13 you know, to him to not have it as a rental. So --

14 MR. BYRWA: Or --

15 MR. KOLBE: The first hurdle is going to get  
16 the Property Maintenance Inspection on the rear house  
17 so we also know what we're looking at as far as permits  
18 needed for that one and then pull your permits and get  
19 it going and we can recommend postponement until the  
20 January meeting.

21 HEARING OFFICER: Can you get the Property  
22 Maintenance Inspection?

23 MR. TOWNSEND: Well, I was going to get the  
24 other permits, the permits for the front house first  
25 and then -- up there -- and then pull -- pull the

1 Property for the -- the back house after I got the  
2 other one at least, up there, and get that started  
3 so -- well, because I got some contractors, just that I  
4 got quite a few of them scheduled, up there, to meet  
5 with -- within the next few weeks.

6 HEARING OFFICER: Okay.

7 MR. TOWNSEND: And then I'll have to get back  
8 in touch with my credit union as well because, up  
9 there, they plan -- also plan on, up there, giving me  
10 some funds for some of the repairs.

11 MR. KOLBE: Are you planning on doing the  
12 work for the -- on the electrical and mechanical and  
13 plumbing on the second house?

14 MR. TOWNSEND: Most likely.

15 MR. KOLBE: Any of the --

16 MR. TOWNSEND: Most likely, up there, I  
17 would. If there's any problem with the electrical or  
18 plumbing at the other house, I probably would have a  
19 contractor do that. Because it would be better for  
20 them to probably do it than me, as far as electrical.

21 MR. KOLBE: You might -- I understand you're  
22 looking to pull the permits on the front house. You  
23 might pull that Property Maintenance Inspection on the  
24 second house, find out what work is required on the  
25 second house. You might get a better price doing both

1 houses with a contract than to do them separately.

2 While your contractor's out there doing the  
3 front one, he's running back and doing the back one.  
4 He's probably going to give you a better price than  
5 having two separate houses being done. I mean, in the  
6 long run, you'll save money is what I'm getting at. In  
7 the long run, you're probably going to save money than  
8 have him do the front house, leave and then come back  
9 and do the next one.

10 MR. TOWNSEND: I probably will be trying to  
11 do that.

12 MR. KOLBE: It's just my suggestion. You may  
13 get a better price doing them both at the same time.  
14 Then it consequently would be an advantage to get the  
15 Property Maintenance Inspection as soon as possible so  
16 they can pull the permits and, you know, be working on  
17 both houses while they're there.

18 MR. TOWNSEND: Okay.

19 HEARING OFFICER: So -- well, we'll postpone  
20 this, then, until our next meeting. That gives you  
21 time to talk to your credit union and get a Property  
22 Maintenance Inspection, hopefully, on the back house  
23 and then we can move on from there. So --

24 MR. TOWNSEND: Okay.

25 HEARING OFFICER: Okay? Thank you.

1                   That's where my list ends.

2                   MR. KOLBE:   Is everyone signed in?

3                   342 Seward.

4                   HEARING OFFICER:   342 Seward.

5                   MR. LEACH:   Yes.   I'm James Leach,  
6                   representing the 342 Seward.

7                   HEARING OFFICER:   Okay.

8                   MR. KLOPOCINSKI:   342 Seward posted 9-24 of  
9                   '14.  This property was found vacant, overgrown, full  
10                  of debris, dilapidated, abandoned vehicle, front and  
11                  side steps crumbling, roof was -- had a tarp on it,  
12                  overgrown, debris, unkempt, broken windows, front and  
13                  side steps crumbling, the gas meter was there, electric  
14                  meter off.

15                  We are recommending placement onto the  
16                  demolition list.

17                  MR. LEACH:   Excuse me.  What window was  
18                  broken?

19                  And I'd like to see the pictures, please.

20                  Gentleman, I believe it was one of the front  
21                  windows that were broken.

22                  HEARING OFFICER:   Are you living in the  
23                  house?

24                  MR. LEACH:   My brother stays there.

25                  HEARING OFFICER:   Is the truck still in the

1 driveway?

2 MRS. LEACH: Yes.

3 MR. LEACH: That's my father's old truck,  
4 yes. And it's going to go stay there. My father  
5 stayed -- passed away last year.

6 MR. KLOPOCINSKI: Those front windows aren't  
7 boarded?

8 MRS. LEACH: No.

9 MR. LEACH: Could I see the pictures, please.

10 MR. KOLBE: Our pictures here aren't in color  
11 but you can take them to him.

12 MR. KLOPOCINSKI: Yeah.

13 HEARING OFFICER: Who -- who owns the  
14 property; you do?

15 MRS. LEACH: I do.

16 MR. LEACH: My mother owns it.

17 HEARING OFFICER: You own the property?

18 MRS. LEACH: Yes, sir.

19 MR. LEACH: The taxes are paid.

20 HEARING OFFICER: Okay. Because in the  
21 pictures, I see the house is overgrown with -- with --

22 MRS. LEACH: That all --

23 HEARING OFFICER: -- shrubs.

24 MR. LEACH: I'm over there at least seven  
25 times a year, mowing, yes.

1 HEARING OFFICER: Okay.

2 MR. LEACH: At least seven times.

3 HEARING OFFICER: How about trimming the  
4 shrubs? I see there's a camper that's all overgrown in  
5 the weeds by the garage.

6 MR. LEACH: There is a camper. That is my  
7 camper, yes. There's a -- it's a pop-up camper and  
8 it's plated.

9 MR. KLOPOCINSKI: We found, though, that the  
10 electric meter was off at the property. And your  
11 brother is living there?

12 MR. LEACH: Yes.

13 MR. KLOPOCINSKI: With no power?

14 MR. LEACH: My brother stays there, yes.

15 MR. KLOPOCINSKI: Okay. Well, also, with --  
16 with the truck in the front yard, this just -- if we're  
17 speaking about ordinance issues, I understand --

18 MR. LEACH: The truck is in the driveway and  
19 it's not in the front yard.

20 MR. BYRWA: It's an unlicensed --

21 MR. KLOPOCINSKI: In the driveway.

22 MR. BYRWA: -- and inoperable vehicle,  
23 though.

24 MR. KLOPOCINSKI: Yeah, it's an unlicensed  
25 and inoperable vehicle, which is against the ordinance



1 so that needs to be corrected. And then, also, with it  
2 being lived in by your son, it's also, technically, a  
3 rental property. This also --

4 MR. LEACH: That is my brother.

5 MR. KLOPOCINSKI: Well --

6 MR. LEACH: It's family.

7 MR. KOLBE: Is he Edward -- or Ernest?

8 MRS. LEACH: Pardon?

9 MR. LEACH: No. I'm James Ernest.

10 MR. KOLBE: His name is not on the deed.

11 MRS. LEACH: No, my name and my husband's  
12 name is on the deed.

13 MR. LEACH: He's a Leach. He is a Leach.

14 MRS. LEACH: He's a Leach.

15 MR. KOLBE: If the property owner or deed  
16 holder of record is not living in the home and  
17 registering it as 100 percent homestead, it must be  
18 registered as a rental. Ordinance.

19 MRS. LEACH: I --

20 MR. LEACH: It's family.

21 MR. BYRWA: Yeah. But if it's not  
22 owner-occupied, it's a rental, even if it's your  
23 brother, your son, your daughter.

24 MRS. LEACH: When did they pass that  
25 ordinance?

1 MR. KOLBE: About 2012.

2 MR. LEACH: Could I see that, please.

3 MR. KOLBE: We don't have the ordinance but  
4 you can go online or go to the Clerk's office.

5 MR. LEACH: Yeah, I'll have to check that  
6 out.

7 MR. KOLBE: Yes.

8 MR. KLOPOCINSKI: What we have here is a  
9 series of ordinance issues with this property that  
10 needs to be corrected, then, instead of --

11 MR. LEACH: Did somebody get hurt?

12 MR. KLOPOCINSKI: No. But it is an  
13 eyesore --

14 MRS. LEACH: It's not.

15 MR. KLOPOCINSKI: -- to the neighborhood.

16 MRS. LEACH: It's not --

17 MR. LEACH: Well, what there's an eyesore is  
18 is there's a barber shop on Seward and Osmun, and  
19 that's commercial. And how can --

20 MR. BYRWA: But the Court doesn't look at  
21 that.

22 MR. LEACH: Yeah, I know.

23 MR. BYRWA: You're going to wait until  
24 somebody else gets fixed up before you fix up yours.

25 MR. LEACH: Okay. Well, what about --

1 MR. BYRWA: It doesn't work that way.

2 MR. LEACH: What about the 342 house --

3 MRS. LEACH: That's ours.

4 MR. LEACH: -- or the 348?

5 MR. BYRWA: You can point the finger  
6 everywhere but when you go and stand in front of the  
7 judge, he's going to say, "I want to know what's  
8 happening at this house, not the barber shop or some  
9 other place."

10 MR. LEACH: Okay.

11 MR. BYRWA: And you can't wait until  
12 everybody else fixes up their place until you fix up  
13 yours. That way nothing's going to get done.

14 MR. LEACH: Okay. Right next door, 348  
15 Seward, I built the house in '71. Okay. You, City,  
16 took it over. You, City, took it over. My father died  
17 last year. So you came and looked at that house first,  
18 the ones you -- they own right now and leave my mother  
19 alone, please.

20 MR. KLOPOCINSKI: Okay. Well, sir, I  
21 understand. We need to speak about this property, what  
22 needs to be done. If you did cut the grass the other  
23 day --

24 MR. LEACH: Yes, it's been cut.

25 MR. KLOPOCINSKI: All right. We need to

1 clean up this property. Like I said, there's ordinance  
2 issues to deal with, the rental issue, the inoperable  
3 vehicle in the driveway. There is no power at the home  
4 so that needs to be corrected if someone is living in  
5 the home.

6 MR. LEACH: Yes. Well, he's on the road. My  
7 brother's on the road, so --

8 MR. KLOPOCINSKI: Okay. And this -- the  
9 house is in a degree of -- it's an unkempt degree of  
10 state, so --

11 MR. LEACH: There's no -- there's no --  
12 there's no -- there's no windows broken, it's secure,  
13 the house, no one's -- I mean, my brother stays there.

14 MR. KLOPOCINSKI: How about the roof, though?  
15 There was a tarp on the roof.

16 MR. LEACH: Yeah. I tore the tarp off.

17 MR. BYRWA: He's staying there illegally.  
18 It's not registered. You don't have the power on.

19 And my recommendation would be that it go on  
20 the demolition list.

21 MR. LEACH: For what?

22 MR. BYRWA: Unless you get things  
23 straightened out.

24 MR. LEACH: Demolition?

25 MR. BYRWA: Yeah. It's unkempt, you don't

1 have the power on.

2 MR. LEACH: Go over there right now and look  
3 at the lawn right now. Go look at the lawn.

4 MR. BYRWA: So is that it; you cut the grass  
5 before every hearing date here or what?

6 MR. LEACH: I cut it when I can cut it. I  
7 didn't know. My mother called me and says, "James,  
8 come down here with me." So here I am.

9 HEARING OFFICER: Okay. I'm -- I'm looking  
10 at pictures dated September 25th. And in these  
11 pictures, I see overgrown shrubs, I see -- I see what  
12 appears to be an aluminum frame canopy that you park a  
13 car under --

14 MR. LEACH: Yeah, that's just a --

15 HEARING OFFICER: -- that's tattered.

16 MR. LEACH: Yeah. That's just a structure.

17 HEARING OFFICER: Okay. Is there a reason it  
18 can't get torn down and thrown out?

19 MRS. LEACH: I can tear it down.

20 MR. LEACH: I can take it out of there, yes.

21 HEARING OFFICER: I guess that's part of the  
22 issue here.

23 MR. LEACH: That old --

24 HEARING OFFICER: I'm looking at the  
25 pictures --

1 MR. LEACH: The old frame of --

2 HEARING OFFICER: -- and I see everything  
3 overgrown. You say it's your camper?

4 MR. LEACH: Yeah.

5 HEARING OFFICER: But it looks like it's been  
6 in the weeds three or four years and hasn't been moved.

7 MR. LEACH: Well, I've got it given to me and  
8 I haven't a place for it yet and it's plated and it's  
9 not hurting nobody. There's no victim over there.

10 HEARING OFFICER: I'm not going to argue with  
11 you.

12 MR. LEACH: Yes.

13 HEARING OFFICER: I'm telling you what the  
14 situation is here.

15 MR. LEACH: Well, I'm talking to you and I'm  
16 talking to him and I'm talking to him and I'm talking  
17 to him.

18 HEARING OFFICER: All right. I -- I'm trying  
19 to explain to you --

20 MR. LEACH: Okay. Yes?

21 HEARING OFFICER: -- what's going on and  
22 these gentlemen have tried also. You have ordinance  
23 issues. You have overgrown shrubbery, you have  
24 vehicles here that aren't licensed and these are  
25 ordinance violations. You have garbage that's here.

1 MR. LEACH: There is no garbage.

2 HEARING OFFICER: That needs to be taken care  
3 of.

4 MR. LEACH: There's no garbage.

5 HEARING OFFICER: What I'm going to do is I'm  
6 going to move you on to the Board of Appeals and you  
7 can take up your case with the Board of Appeals. Okay?  
8 So that meeting is -- November?

9 MR. KOLBE: 19th.

10 HEARING OFFICER: -- November 19th.

11 MR. LEACH: At what time?

12 MR. KOLBE: 5:00.

13 MRS. LEACH: 19th?

14 MR. BYRWA: You know, unless you have a  
15 current license plate on that vehicle and you're paying  
16 insurance on it and it's roadworthy where we could go  
17 over there and start it up and drive down the street,  
18 it's an unlicensed, inoperable vehicle.

19 MR. LEACH: Yeah. Might have to get an  
20 antique license on it.

21 MR. KOLBE: Whatever.

22 MR. LEACH: Yeah.

23 HEARING OFFICER: Next case.

24 So you're on to the Board of Appeals  
25 November 19th.

1 MRS. LEACH: 19th. Okay.

2 MR. LEACH: The 19th?

3 HEARING OFFICER: 19th.

4 MR. KOLBE: 65 Francis.

5 MRS. LEACH: What time was that?

6 MR. KOLBE: 5:00.

7 HEARING OFFICER: 65 Francis.

8 MR. KLOPOCINSKI: 65 South Francis Avenue.

9 This property was posted 9-24 of '14. It was found  
10 vacant, fire-damaged, dilapidated, interior gutted to  
11 the studs, metals stripped, overgrown, debris, unkempt,  
12 broken windows, the gas meter gone, electric meter  
13 gone.

14 Since a Property Maintenance Inspection had  
15 been scheduled for 7-1 of '14 with the building permit  
16 pulled and plumbing, mechanical and electrical still  
17 needed, we recommend postponement until the January  
18 Hearing Officer meeting if all permits are pulled by  
19 the 31st of this month.

20 HEARING OFFICER: Okay. Your name, please.

21 MS. ALVAREZ: Ana.

22 HEARING OFFICER: Okay. And will you be able  
23 to pull all these permits by the end of October?

24 MS. ALVAREZ: If I have to, yeah.

25 HEARING OFFICER: Okay. Are you doing the



1 work yourself or do you have a contractor?

2 MS. ALVAREZ: No, I don't. My husband.

3 MR. KOLBE: You're going to be living in this  
4 house for a minimum of two years after completion?

5 MS. ALVAREZ: Yeah.

6 HEARING OFFICER: Okay. So we'll postpone  
7 this, then, until our January meeting.

8 MR. KOLBE: Provided those permits get pulled  
9 by the end of the month.

10 HEARING OFFICER: Provided you pull the  
11 permits.

12 MS. ALVAREZ: By the end of the month?

13 MR. KOLBE: Yeah. If they aren't pulled,  
14 you're going to go on to the Board of Appeals.

15 MS. ALVAREZ: Okay. Thank you.

16 HEARING OFFICER: Okay. Next case.

17 MR. KOLBE: 36 Orton.

18 HEARING OFFICER: 36 Orton.

19 MR. KLOPOCINSKI: 36 Orton. This property  
20 was posted 9-25 of '14. It was found at its first  
21 posting of 6-25-14 vacant, dilapidated, boarded by the  
22 owner, leaks in the roof, boarded windows, a ripped  
23 tarp covering the roof, overgrown, debris, unkempt,  
24 broken windows, working without permits, rehabbing  
25 interior, had no drywall.

1                   A Property Maintenance Inspection scheduled  
2                   for 7-11 of '14. The building permit is current. The  
3                   other three; plumbing, mechanical and electrical, are  
4                   still needed.

5                   We are recommending postponement until the  
6                   January Hearing Officer meeting if all permits are  
7                   pulled.

8                   HEARING OFFICER: Okay. Your name?

9                   KIMKESHA JONES: Kimkesha Jones.

10                  HEARING OFFICER: Okay. And will you be able  
11                  to pull these permits --

12                  KIMKESHA JONES: No.

13                  HEARING OFFICER: -- by the end of October?

14                  KIMKESHA JONES: No, I will not.

15                  HEARING OFFICER: Okay.

16                  KIMKESHA JONES: I will not be able to pull  
17                  these permits until, like, the end of January, due to  
18                  the fact I just had spinal surgery so this house was,  
19                  like, literally a gift to me and then my brother  
20                  thought he was doing a good deed working on the house.

21                  So you guys did come out, you all did your  
22                  inspection or whatever. I did pull the building, you  
23                  know, permit or whatever but I'm just getting off  
24                  bedridden, trying to go back to work, take care of my  
25                  daughter and everything so I don't have it.

1 HEARING OFFICER: Your name, sir?

2 KIMKESHA JONES: By the end of January, yes,  
3 all the permits will be pulled and then I can finish  
4 and my contract's up on this house.

5 HEARING OFFICER: Okay.

6 WAKEEN: Wakeen. This is my girlfriend. I'm  
7 currently helping her out. I can pull another one or  
8 two permits probably by the end of this month. But we  
9 almost at -- we just -- the roof is all -- the tarp is  
10 off the roof and the roof is completed and all that.  
11 So --

12 It's been a slow process and all that but we  
13 do plan on to go on and finish rehabbing. But I'm  
14 saying, financially it's been kind of a problem but  
15 it's coming on. But I can have a few more permits by  
16 the end of this month, though.

17 MR. KOLBE: Who -- depending on who pays the  
18 permit, we need the permits pulled.

19 HEARING OFFICER: Right. So we'll hold this  
20 over until January.

21 MR. KOLBE: Yeah, yeah, I would say we'll  
22 hold it over if all permits are pulled by the 31st.

23 If not, you'll have to go to the Board of  
24 Appeals.

25 HEARING OFFICER: Okay. So --

1 WAKEEN: Okay. So --

2 HEARING OFFICER: Are you working on the  
3 house?

4 WAKEEN: Yeah.

5 HEARING OFFICER: So you can do building  
6 work, you can't do the --

7 WAKEEN: Right.

8 HEARING OFFICER: -- electrical and plumbing.  
9 But you're working on the house?

10 WAKEEN: Right. So I planned on getting --  
11 getting, I think, one or two of them tomorrow. So what  
12 you say, I need three more?

13 MR. KOLBE: Right; electrical, mechanical and  
14 plumbing.

15 WAKEEN: I will say -- well -- well, what is  
16 the date?

17 MR. KOLBE: Today's the 10th.

18 WAKEEN: The 10th? I'm saying I'll, like,  
19 have two pulled before the end of this month. You know  
20 what I'm saying? I know I can have two more by the end  
21 of this month. I mean, you think you can buy me a  
22 little more time?

23 MR. BYRWA: We got a horrendous condition on  
24 the outside of the property.

25 WAKEEN: The outside?

1 MR. BYRWA: It looks like it's all kinds of  
2 debris.

3 WAKEEN: I been over there, all cleaned up  
4 and all that.

5 HEARING OFFICER: When's the roof going to be  
6 done?

7 WAKEEN: The roof is already done.

8 HEARING OFFICER: The roof is done?

9 WAKEEN: Yeah, the tarp off it and  
10 everything. Up to -- you know what I'm saying? We  
11 took the tarp down. The roof is already done. The  
12 roof is already done. No leaks, no nothing. The roof  
13 is already done. All we're asking for is a little more  
14 time, sir.

15 HEARING OFFICER: And can you get the outside  
16 cleaned up --

17 WAKEEN: Yes.

18 HEARING OFFICER: -- where there's garbage --

19 WAKEEN: Yes.

20 HEARING OFFICER: -- piled up there?

21 WAKEEN: Yes. I'll go and --

22 HEARING OFFICER: Can you do that by the end  
23 of the month?

24 WAKEEN: Yes, I can.

25 HEARING OFFICER: Okay. So we'll hold this

1 over to give you some more time here. We'll hold it  
2 over until our January meeting. But start pulling your  
3 permits. And I understand you have issues to deal  
4 with.

5 WAKEEN: Right.

6 KIMKESHA JONES: I have the building permit.  
7 I think I need the plumbing and I need --

8 WAKEEN: Right.

9 HEARING OFFICER: Plumbing, mechanical and  
10 electrical. But, you know, typically, you do your  
11 mechanical and then your plumbing and then your  
12 electrical work on the inside.

13 WAKEEN: Right.

14 HEARING OFFICER: So if you're looking for  
15 what order to go in, that would be a logical order.  
16 So --

17 WAKEEN: Okay. So the next one will be  
18 plumbing, then, right?

19 MR. KOLBE: It doesn't matter which order  
20 they go in.

21 HEARING OFFICER: Mechanical and plumbing  
22 would be the ones -- if you can only do two right now,  
23 do your mechanical and plumbing.

24 WAKEEN: All right.

25 HEARING OFFICER: So you can do that work.

1 The electrical work is usually done after, you know, in  
2 order of construction. Okay?

3 WAKEEN: Okay.

4 HEARING OFFICER: So we'll hold you over  
5 until January. Pull as many permits as you can, keep  
6 progress going here. And in January, we'd like to see  
7 some good progress. Hopefully, you know, the healing  
8 process --

9 WAKEEN: Right.

10 HEARING OFFICER: -- moves along here and --

11 WAKEEN: You have my word. In January, I  
12 will have all my permits. All my permits will be in  
13 order, or at least the majority of them, and I will  
14 have had some significant improvement for you all at  
15 the January meeting.

16 HEARING OFFICER: Okay.

17 KIMKESHA JONES: Thank you.

18 WAKEEN: Thank you. Appreciate it.

19 HEARING OFFICER: Very good. Thank you.

20 WAKEEN: Have a nice day.

21 MR. KOLBE: You did get your inspection done  
22 on the roof?

23 WAKEEN: What?

24 MR. KOLBE: You did have your inspections  
25 done on the --

1                   WAKEEN: I had inspections. You know what  
2 I'm saying? But I'm saying I did the roof already so  
3 they can come inspect it whenever they wanted to.  
4 Thank you.

5                   MR. KOLBE: You need an open roof inspection  
6 and a final inspection on the roof.

7                   WAKEEN: All right.

8                   MR. KOLBE: So that's why I was asking if you  
9 called in for an open roof inspection. It sounds like  
10 the answer is no.

11                  WAKEEN: Okay. I'll call in. That's cool.

12                  MR. KLOPOCINSKI: Come on in maybe tomorrow  
13 so you can maybe square up with a lot of this stuff on  
14 the home in the Building Department. Okay?

15                  WAKEEN: About what time?

16                  MR. BEACH: After 8:00.

17                  MR. KLOPOCINSKI: Yeah, between 8:00 and  
18 5:00.

19                  WAKEEN: 5:00. Thank you. Who do I ask for?

20                  MR. KLOPOCINSKI: You can speak to anyone in  
21 the department.

22                  WAKEEN: All right. Thank you.

23                  HEARING OFFICER: The next one?

24                  MR. KOLBE: The next one is 212 Branch.

25                  HEARING OFFICER: 212 Branch.



1 MR. KOLBE: Someone put down 608 West Huron.

2 MR. HAWIL: Yeah, 608 or 606, we don't know  
3 which one it is.

4 MR. KOLBE: Yeah, 608 West Huron; that's what  
5 I was going to say. There's no 60 -- I mean there's a  
6 606 but there is no 608.

7 MR. HAWIL: Okay.

8 MR. KLOPOCINSKI: 212 Branch Street. This  
9 property was posted 6-27 of '14. At its first posting  
10 of 3-27 of '14, it was found vacant, open in the front  
11 door. The home was full of debris at that time,  
12 boarded windows, broken windows, rotted soffits and  
13 fascia, interior was full of debris, like I said, at  
14 that time of the first posting, overgrown, which it's  
15 no longer, debris, unkempt, animals undermining the  
16 structure, broken windows, crumbling concrete steps,  
17 the gas meter was initially locked out and the electric  
18 meter was off.

19 I do believe someone is living in it now so  
20 I'm -- I believe they are both on. The Property  
21 Maintenance Inspection was done 6-11 of '14. We are  
22 recommending postponement until the January Hearing  
23 Officer meeting if all permits get pulled.

24 HEARING OFFICER: Your name, please.

25 MS. LUTTRELL: My name's Kathleen Luttrell.

1 HEARING OFFICER: Okay. And will you be able  
2 to pull the necessary permits by the end of the month?

3 MS. LUTTRELL: I'm -- no. I'm working with  
4 an organization for the electrical and the maintenance  
5 and I just got my name on the house, like, last week.  
6 Where I was having to work with Darren and he's -- so  
7 I'm working with that.

8 HEARING OFFICER: So are you the property  
9 owner?

10 MS. LUTTRELL: I am the property owner with  
11 Darren now, yes.

12 HEARING OFFICER: Okay. And why can't you  
13 get the permits?

14 MS. LUTTRELL: I'm working with an  
15 organization. Darren, since, lost his job -- and I  
16 only work at Wendy's.

17 HEARING OFFICER: Okay.

18 MS. LUTTRELL: So I was working with an  
19 organization.

20 MR. KOLBE: Is this a duplex?

21 MS. LUTTRELL: It was. But it hasn't been  
22 registered as one, as far as I know, for a while. It  
23 would be a single-family home still.

24 MR. KLOPOCINSKI: Are you currently living in  
25 this home?

1 MS. LUTTRELL: Yes and no. The people were  
2 stealing stuff out of it so we make it look as occupied  
3 as possible and there are people that stay there  
4 overnight. So -- and half the plumbing is done for the  
5 main floor but I haven't had you guys come out and  
6 inspect it because I didn't get the second half done  
7 yet.

8 HEARING OFFICER: And do you think by our  
9 January meeting you'll be able to pull all of your  
10 permits?

11 MS. LUTTRELL: It should be done by the  
12 January meeting because they said that six to eight  
13 weeks out and then they pull all the contractors and  
14 get it out.

15 HEARING OFFICER: Okay.

16 MS. LUTTRELL: And from the roof to the  
17 electrical to the --

18 HEARING OFFICER: Okay. We'll -- like the  
19 last one, we'll hold this over, then, until our January  
20 meeting. Hopefully, by that time, you're complete with  
21 all of the work and then we can dismiss.

22 MS. LUTTRELL: Okay.

23 MR. KOLBE: I would suggest coming into the  
24 Building Department so we can clarify on the papers  
25 down there that this is a single-family or a duplex.

1 MS. LUTTRELL: Okay.

2 MR. KOLBE: And there may be some work  
3 needing to be done to convert one way or another. But  
4 I don't want to have them coming in to pull their  
5 permits and find out, at that time, there's an issue  
6 with it. So if you'll come in and talk to us --

7 MS. LUTTRELL: Okay.

8 MR. KOLBE: -- we'll take care of it. Okay?

9 MS. LUTTRELL: Okay.

10 HEARING OFFICER: All right. Thank you.

11 MS. LUTTRELL: Okay. Thank you.

12 HEARING OFFICER: What --

13 MR. KLOPOCINSKI: 17 Edward.

14 HEARING OFFICER: 17 Edward.

15 MR. KLOPOCINSKI: 17 Edward Street. This  
16 property was posted 9-24 of '14. This property was  
17 found vacant, broken windows, I believe just on the one  
18 side, siding falling off, rotted fascia, overgrown,  
19 debris, unkempt, broken windows, crumbling rear steps,  
20 no front railing. I believe the -- the roof is in a  
21 state of kind of disrepair.

22 We are recommending placement onto the  
23 demolition list.

24 HEARING OFFICER: Your name, sir.

25 MR. BOLIN: Terry Bolin.

1 HEARING OFFICER: Okay. What's your intent  
2 with the property?

3 MR. BOLIN: I intend to move in. I'd like to  
4 clean it up. I -- my brother just quitclaimed it to me  
5 about a month ago.

6 HEARING OFFICER: Okay.

7 MR. BOLIN: And I -- now I have a long drive  
8 to work and this will make my drive considerably  
9 shorter. I'd like to move in around December but clean  
10 it up and fix the windows, clean off the roof and  
11 stuff, you know, move in.

12 HEARING OFFICER: And when -- when could you  
13 start work on the home?

14 MR. BOLIN: Next week.

15 MR. KOLBE: Well, your first step would be  
16 pulling a Property Maintenance Inspection from down in  
17 the Building Department.

18 MR. BOLIN: Now, who -- is it the City that  
19 does the inspection?

20 MR. KOLBE: Correct.

21 MR. BOLIN: Or --

22 MR. KOLBE: Correct.

23 MR. BOLIN: Why would I need an inspection on  
24 it?

25 MR. KOLBE: Because, if it's --

1 MR. BOLIN: I mean, it's just unkempt. It  
2 needs cleaning up.

3 MR. KOLBE: Well, the Property Maintenance  
4 Inspection will get a handle on what is needed to rehab  
5 the building, reoccupy it and, of those items, what's  
6 going to require a permit.

7 MR. BOLIN: There's broken windows.

8 MR. KOLBE: Several permits are going to be  
9 needed, a roof permit, railing.

10 MR. BOLIN: Well, the roof, there's nothing,  
11 it doesn't leak, it just has debris from the trees  
12 overhead. It needs to be swept off so it looks better.  
13 It doesn't look good; I understand that. And I'm going  
14 to make it a lot, lot better, especially if I'm living  
15 there.

16 HEARING OFFICER: That's part of the purpose  
17 for the Property Maintenance Inspection; to let you  
18 know what needs to be done to bring the house up to  
19 ordinance standards and whether you need permits to do  
20 that work or not. So if you're replacing windows --

21 MR. BOLIN: Well, the windows are -- they're  
22 just old windows. You reglaze them. You take them  
23 out, you get a windowpane, you know, glass and put it  
24 in and reglaze it; that's all it is.

25 HEARING OFFICER: That doesn't require a

1 permit, does it?

2 MR. KOLBE: No.

3 HEARING OFFICER: Reglazing?

4 MR. BOLIN: There's nothing wrong with the  
5 house.

6 MR. KOLBE: The problem is, once the house  
7 comes here and is a condemnation, it requires a  
8 Property Maintenance. Being a little more proactive --  
9 you said you bought it from your brother?

10 MR. BOLIN: No, it was quitclaimed. My  
11 grandfather built the house. The street's actually  
12 named after my grandfather. My mother was born in the  
13 house, literally. And, you know, it's just been in the  
14 family for a long time.

15 HEARING OFFICER: Yeah.

16 MR. BOLIN: And I'd like to -- you know.

17 HEARING OFFICER: Now, the way the  
18 ordinance --

19 MR. BOLIN: I went through a divorce last  
20 year and I had to move a long way away. Now I need to  
21 move back so my drive would only be like seven miles to  
22 work, you know, when I move in there.

23 HEARING OFFICER: All right.

24 MR. BOLIN: I'd really like to move in.

25 HEARING OFFICER: Can you --

1 MR. BOLIN: And my funds are pretty limited  
2 since I went through the divorce. I got cleaned on  
3 that, so --

4 HEARING OFFICER: Do you have the ability to  
5 pay \$200 for the Property Maintenance Inspection here  
6 within the next week or two weeks?

7 MR. BOLIN: Well, I mean, money's really  
8 tight as it is. I mean, \$200, to me, is a lot of money  
9 when I can go and fix -- you know, things work in the  
10 house, it just needs to be cleaned up. It's been  
11 vacant. My brother lives up north and he -- he just --  
12 you know.

13 MR. BYRWA: Once that house sits vacant, it's  
14 in the best interest of everybody that -- you know, the  
15 furnace might have been removed, the hot water heater  
16 might have been removed.

17 MR. BOLIN: Well, that stuff's -- I've been  
18 through there. It's all there, you know.

19 MR. BYRWA: Yeah. Well, then, there should  
20 be no problem on the Property Maintenance Inspection,  
21 then. But that's where the basis of everything starts  
22 is with that Property Maintenance Inspection.

23 MR. BOLIN: That's -- well, yeah, I  
24 understand. It's just that, you know, I would be  
25 living there by myself and I'm sure, if an inspector



1 goes in there, he's going to find issues, you know,  
2 you're going to need permits and builders and  
3 everything else, you know, whatever.

4 MR. BYRWA: We're not there to pick things  
5 apart and stuff. If things are intact and they're  
6 working, you know, that's fine. But if your electric  
7 panel's missing, obviously you're going to need an  
8 electrical permit and get it hooked up right.

9 MR. BOLIN: Yeah. Yeah, I understand that.

10 MR. BYRWA: You know. But if your furnace is  
11 there and your hot water heater is there and it's  
12 operating, we're not going to beat you to death --

13 MR. BOLIN: Yeah.

14 MR. BYRWA: -- and make you pull permits that  
15 aren't needed.

16 MR. BOLIN: Yeah. It's just a matter of  
17 money, you know. And like I said, it's been in the  
18 family forever. My grandfather built it.

19 MR. KLOPOCINSKI: Hopefully, if there's good  
20 results from this Property Maintenance Inspection,  
21 then, by this next meeting, it will be off this list.

22 MR. BOLIN: Yeah. Well, like the  
23 electrical's been off and the gas is off. Because you  
24 have to pay a monthly minimum on it if it's on. So  
25 that has to be turned back on, of course, and stuff.

1           So, you know, so the inspectors -- the furnace wouldn't  
2           be able to come on, there's no electric or gas in the  
3           house right now, it's all shut off, so --

4                   MR. KOLBE: Well, if the furnace is there and  
5           intact, then all it would need is a furnace  
6           certification by a licensed contractor.

7                   MR. BOLIN: Wouldn't it need to be running?  
8           That means the gas needs to be on.

9                   MR. KOLBE: But it wouldn't require a permit  
10          to do that.

11                   MR. BOLIN: I just need time, you know,  
12          because I haven't --

13                   MR. KOLBE: I think, if you do your Property  
14          Maintenance, then we'll see what permits are going to  
15          be needed, then you can determine what is going to --  
16          what time you're going to need and how much work it's  
17          going to be to do it.

18                   MR. BOLIN: Yeah.

19                   MR. BYRWA: Well, the reality is it's going  
20          to cost you a little money, either way you look at it.  
21          But we need to see some progressive action.

22                   MR. BOLIN: I'll get it cleaned up outside,  
23          get the glass in the windows and stuff.

24                   HEARING OFFICER: Can we hold this over until  
25          our January meeting?

1 MR. KOLBE: If they do a Property Maintenance  
2 Inspection, no problem.

3 MR. BOLIN: I appreciate that.

4 MR. KLOPOCINSKI: Can you get that Property  
5 Maintenance Inspection by the January meeting, the  
6 Property Maintenance Inspection?

7 MR. BYRWA: Well, maybe by the end of the  
8 month.

9 MR. KLOPOCINSKI: Could you do that Property  
10 Maintenance before the end of the month?

11 MR. BOLIN: Yeah.

12 MR. BYRWA: Well, at the end of the month?

13 HEARING OFFICER: End of October.

14 MR. BYRWA: That's, like, three weeks.

15 MR. BOLIN: Oh, man. I --

16 HEARING OFFICER: How much time do you need  
17 to get \$200?

18 MR. BOLIN: Well, you know, it's just -- I'd  
19 like to do some -- get it cleaned up and stuff like  
20 that.

21 MR. KOLBE: It doesn't need to be cleaned up.  
22 We're not looking for --

23 HEARING OFFICER: You can clean that up  
24 without us. But what we're asking for is when can you  
25 have the \$200 to apply for your inspection;

1 November 1st, December 1st?

2 MR. BOLIN: December 1st.

3 HEARING OFFICER: Okay.

4 MR. BOLIN: I'd sure appreciate it.

5 MR. KOLBE: I'd like to see it done before  
6 that.

7 HEARING OFFICER: Well --

8 MR. KOLBE: I mean --

9 HEARING OFFICER: We can sit here --

10 MR. KOLBE: Our problem is --

11 HEARING OFFICER: -- and argue about it but  
12 let's -- you're going to expect some progress. So by  
13 December 1st, you have your Property Maintenance  
14 Inspection, that's \$200. And then you'll be on our  
15 January meeting, which is tentatively January 21st.

16 MR. BOLIN: Okay.

17 HEARING OFFICER: If you haven't had the  
18 Property Maintenance Inspection at that time, this will  
19 move directly on to the Board of Appeals and then you  
20 can argue your case with them. But --

21 MR. BOLIN: Okay.

22 HEARING OFFICER: But in the meantime, if you  
23 can clean up the outside and do that type of work, you  
24 can move things ahead --

25 MR. BOLIN: Okay.

1 HEARING OFFICER: -- and at least it looks  
2 better for you.

3 MR. BOLIN: Yeah.

4 HEARING OFFICER: Okay.

5 MR. BOLIN: I know it's been mowed and stuff  
6 so -- I don't know how the pictures look like but it  
7 was mowed recently.

8 HEARING OFFICER: Okay.

9 MR. BOLIN: So --

10 HEARING OFFICER: A Property Maintenance  
11 Inspection by December 1st and then we'll hold this  
12 over until our January 21st meeting.

13 MR. BOLIN: Okay. Thank you.

14 HEARING OFFICER: Thank you.

15 MR. KLOPOCINSKI: 606 West Huron.

16 MR. HAWIL: Go ahead. I'm sorry.

17 MR. KLOPOCINSKI: No, you're all right. 9 --  
18 posted 9-24 of '14. This property was originally found  
19 vacant and not maintained.

20 It has since had a team inspection for the  
21 commercial property on 6-5 of '14. It currently has an  
22 open building permit but still needs the plumbing,  
23 mechanical and electrical. We are recommending  
24 postponement until the January Hearing Officer meeting.

25 HEARING OFFICER: Your name, sir.

1 MR. HAWIL: Robert Hawil.

2 HEARING OFFICER: Okay. And --

3 MR. HAWIL: We in the process of maintaining  
4 the building. We got three contractors. We got  
5 everything. So, hopefully, in this week, they're going  
6 to give us the price. Because we won't do the job all  
7 at one time. After the neighborhood is not like -- we  
8 plan to do it step by step. But after we find that  
9 about I do fix something, they broke in it and they  
10 smash it so we got three contractors together, they  
11 working it and then, hopefully --

12 MR. KLOPOCINSKI: I know at one time you guys  
13 cleaned it up already.

14 MR. HAWIL: Yeah.

15 MR. KLOPOCINSKI: It is a mess again. I  
16 know, probably dumping.

17 MR. HAWIL: On the outside?

18 MR. KLOPOCINSKI: Yeah, the back.

19 MR. HAWIL: In the back? I know that's what  
20 I wanted, like, if I'm going to pay money and I clean  
21 it, they going to come back again, back and throw their  
22 stuff over there. So I already just paid \$650 for  
23 that, if you guys saw the red container over there, ten  
24 yards, yeah.

25 MR. KLOPOCINSKI: Yeah. But we got to keep

1 it clean.

2 MR. HAWIL: Okay.

3 MR. KLOPOCINSKI: Okay?

4 MR. HAWIL: As soon as the construction going  
5 to start there and they see, like, there's movement,  
6 I'm very sure the people aren't going to throw the  
7 garbage over there, those things.

8 MR. KLOPOCINSKI: Yeah.

9 MR. HAWIL: So hopefully by Sunday we're  
10 going to meet with our builder to give us a price and  
11 then we compare the price and then we go from there.

12 HEARING OFFICER: Okay. So we'll hold this  
13 over until our January meeting, then.

14 MR. HAWIL: Okay.

15 HEARING OFFICER: Thank you.

16 MR. HAWIL: You're welcome. Thank you.

17 MR. KLOPOCINSKI: 92 Wesson Street.

18 HEARING OFFICER: 92 Wesson.

19 MR. KLOPOCINSKI: 92 Wesson Street posted  
20 9-24 of '14. This property, on its first posting of  
21 12-5 of '13, was found vacant and dilapidated, bricks  
22 crumbling, chimney collapsing, has since been removed,  
23 foundation settling, rotted stair assembly. The escape  
24 from the second floor, that was rotted, it seems  
25 dangerous. A trip hazard in the sidewalk. The

1 electric meter was on. The gas meter was locked out.

2 We have since had no permits pulled. We are  
3 recommending placement onto the demolition list.

4 HEARING OFFICER: Okay. Your name, sir.

5 MR. OSBY: Lester Osby.

6 HEARING OFFICER: Okay. I'm sorry --

7 MR. KOLBE: They were in. One of the issues  
8 that they had was a parking issue that they -- and I  
9 believe that's somewhat been resolved. But they were  
10 to bring some paperwork in, showing that the church had  
11 been in existence for a period of time, which they have  
12 not gotten to the office yet.

13 MR. OSBY: Yeah, we actually we did. They --

14 MR. STEPHENSON: We had it faxed today.

15 MR. OSBY: We had to have it faxed again  
16 today because the City of Pontiac said they didn't have  
17 records of us.

18 MR. KOLBE: Right.

19 MR. OSBY: Which I don't know why because we  
20 been there for over 80 years so I don't know.

21 MR. STEPHENSON: So what --

22 MR. OSBY: But we do -- she has -- the lady  
23 downstairs has a copy. I brought a copy up here just  
24 for you guys. We do have a 501(c)(3).

25 HEARING OFFICER: Yes, sir?



1                   You wanted to say something, sir?

2                   MR. STEPHENSON: No, I was just saying --

3                   HEARING OFFICER: Your name, sir.

4                   MR. STEPHENSON: Stephenson, Nate.

5                   I spoke with -- I mean, I've been down here a  
6 couple times, we talked. I mean, we're trying to  
7 quickly get this resolved, in all honesty. You know,  
8 not to have to keep coming down here. It's kind of  
9 like starting from the Breakfast Club. You know, we  
10 are an association, trying to get it done. We spoke.  
11 The only reason the PMI hasn't been pulled is because,  
12 like I said, about the parking thing. We been  
13 grandfathered in since -- like I said, the building is  
14 1927 so we been there probably every day of that.

15                   So it's a process of -- and I even --  
16 actually, I went about getting permission from -- you  
17 know, for the parking next door. Because they said  
18 within a hundred -- the ordinance says within a hundred  
19 feet of the edifice, it's possible to have parking. So  
20 I went about that way. I brought the letter in that I  
21 had the lady e-mail from Blue Lakes Transportation.  
22 And they gave us permission. But then that was a  
23 problem because someone has to assume responsibility  
24 for injury or whatever, you know, some liability.

25                   So now we're going about it this way: We're

1           just asking for some time. Really, the long story --  
2           so that's how they're getting it done; get it processed  
3           so we can first get the PMI, find out what it is that  
4           needs to be done, you know, do the due diligence to get  
5           the process done.

6                     MR. KOLBE: Did you show that to Gordon?

7                     MR. STEPHENSON: Actually, they ordered -- it  
8           got e-mailed -- well, I'm sorry. It got faxed today  
9           and they have it.

10                    MR. OSBY: A copy of it. We took a copy  
11           downstairs.

12                    MR. KOLBE: I didn't know if Gordon, who was  
13           the one --

14                    MR. OSBY: Yeah.

15                    MR. KOLBE: -- that was looking for it had a  
16           chance to review it and say, "yep", and signed off on  
17           it. Then I would recommend, "Okay, come on in and get  
18           your Property Maintenance Inspection, we're off to the  
19           races. It's a major hurdle taken over."

20                    MR. OSBY: Right. Well, we have the cash to  
21           pay for the PMI but I can come by, actually, as early  
22           as tomorrow.

23                    MR. KOLBE: Come on down tomorrow and we can  
24           see if Gordon has it and he signs off on it and then we  
25           can get to taking care of whatever inspections are

1 going to need to be done.

2 MR. STEPHENSON: We need to do a PMI before  
3 our permits, right?

4 MR. BYRWA: Right.

5 MR. KOLBE: Correct, correct.

6 MR. OSBY: I just have one question. What is  
7 it that we can work on without permits?

8 MR. KOLBE: Cleanup.

9 MR. OSBY: We cleaned it up.

10 MR. KOLBE: But like I said, there's no --  
11 you can't do anything structurally, electrically. You  
12 know, you don't have any permits so you're working  
13 without permits, so that you can't do.

14 HEARING OFFICER: You can paint. You can  
15 paint.

16 MR. KOLBE: You could paint, you could, you  
17 know --

18 HEARING OFFICER: Wash windows, cut the  
19 grass, that type of -- that type of thing.

20 MR. KLOPOCINSKI: All that stuff looks good,  
21 though. All that stuff's already done.

22 MR. STEPHENSON: We keep the grass cut, all  
23 the debris is out.

24 MR. KLOPOCINSKI: Yeah, let's just get that  
25 Property Maintenance Inspection. Come on down

1 tomorrow.

2 HEARING OFFICER: All right. So we'll hold  
3 this over until January. Pull the Property  
4 Maintenance. Okay?

5 MR. STEPHENSON: All right.

6 HEARING OFFICER: Thank you, gentlemen.

7 MR. KOLBE: We have 24 and 26 Rosshire.

8 MS. BARNER: Yeah.

9 MR. KOLBE: Are you here for Rosshire, also?

10 MS. BARNER: Yeah. That's the last one.

11 MR. DAVIS: I'm here for 194 Nebraska.

12 MR. KOLBE: Because Rosshire can be a while.

13 MS. BARNER: It is going to be a while? I  
14 probably need to get out of here.

15 MS. QUINN-POWELL: 425 Jordan.

16 MR. BYRWA: 425 what?

17 MS. QUINN-POWELL: Jordan.

18 MR. KOLBE: And what was yours?

19 MR. DAVIS: 194 Nebraska.

20 MR. KOLBE: If you want to do Rosshire --

21 MS. BARNER: Yes. I been here, I need to go.

22 MR. KLOPOCINSKI: 24 Rosshire?

23 MR. KOLBE: Yeah.

24 MS. BARNER: It's 24.

25 MR. KOLBE: 24 and 26, they're all separate

1 units but it's all in a building; that's why we were  
2 going to do it --

3 MS. BARNER: Right.

4 MR. KOLBE: Kind of get it --

5 MS. BARNER: But look, I'm the only one here.  
6 No one else is here.

7 MR. KLOPOCINSKI: 24 Rosshire Court.

8 MS. BARNER: Well, I'm here for 24 and 26.  
9 But 24, so we'll go with 24 first.

10 MR. KOLBE: They're all individual --

11 MR. KLOPOCINSKI: Yeah, let me get 24 first.

12 MS. BARNER: No one else is here. No one  
13 else is here for any of the other ones.

14 MR. KLOPOCINSKI: We'll do 26 next. 24  
15 Rosshire Court --

16 MS. BARNER: I'm on -- we have -- oh, I'm  
17 sorry.

18 MR. KLOPOCINSKI: -- posted 9-24 of '14.  
19 This property was found vacant, fascia rotted, no water  
20 service, overgrown, unkempt.

21 We are recommending placement onto the  
22 demolition list.

23 HEARING OFFICER: Okay. Your name, please.

24 MS. BARNER: My name's Karen Barner. No,  
25 the -- all that about the debris and all that, all

1 that's not true, none of that -- it's been kept. We  
2 always kept it up. That -- my sister lived there,  
3 that's her residence. And she's been sick and under  
4 stress regarding this situation. It started last year  
5 with the water. So water was turned off, I guess,  
6 earlier this year. All these abandoned vacant units,  
7 no owners and no one to take care of the property or  
8 anything. And I'm trying to stick with 24 but I own 26  
9 and I was having some work done the end of last year to  
10 get it ready to have a family member move in and I had  
11 to stop the work because I was getting water from 28,  
12 which was the abandoned. So I -- and I stopped that.

13 And so I had to work with my sister, she was  
14 there. And somehow the City, they hooked up a hose to  
15 her unit so she could have water and whatever and then  
16 the water was -- then they removed the hose. So I been  
17 talking to the City and got letters and she was the  
18 only one residing on that row, so -- and it's been a  
19 hardship on her, stress and everything. She's been in  
20 the hospital most of this summer. I guess the time you  
21 came out, maybe it was vacant, I mean, because she was  
22 in the hospital.

23 So I had to have her moved out of there until  
24 we get the matter -- I didn't know it had the sticker  
25 on there until, I guess, holiday weekend, Labor Day,

1 and, you know, I saw the sign on there. But we been  
2 owners 25 and 30 years, respectively, taxpayers and  
3 it's causing quite a hardship. I mean, she's the only  
4 one on the row and no water, abandoned properties and  
5 so now, now here it's up for condemnation.

6 MR. BYRWA: How do you live without water?

7 MS. BARNER: So I mean -- excuse me?

8 MR. BYRWA: How do you live without water?

9 MS. BARNER: Well, the City hooked her up to  
10 a hose, to a fire hydrant; that's what the Water  
11 Department did, so --

12 MR. BYRWA: What happened -- what happens in  
13 the wintertime?

14 MS. BARNER: Excuse me?

15 MR. BYRWA: Freezing.

16 MS. BARNER: This just happened the first of  
17 the year. I guess it was a bad winter and froze over.  
18 Like I said, I had work done in 26 and water was coming  
19 in from 28, next door, which was abandoned. So I had  
20 to stop the work, you know. I can't have work and, you  
21 know, water damage and that. And it's all hooked on  
22 one line.

23 And they say now there ain't nothing like  
24 that could be, I don't know, sold or bought like that.  
25 But that's the way -- the townhouse been there about a

1 hundred years or so. I have a history book and all  
2 that on it. But just over the last two years, with  
3 abandoned properties and, you know, tenants -- I mean,  
4 owners not there. I see number 40's not even listed on  
5 there, I see. I don't know if the City owns it but  
6 that's --

7 MR. KOLBE: It's already condemned.

8 MS. BARNER: It's falling apart. You can see  
9 clear through it from the other street over. And we  
10 always kept ours up, you know, paid taxes and insurance  
11 and everything, utilities, you know. And like I said,  
12 my sister, that's her residence so I had to move her  
13 out. It was stressful and so she hasn't been back  
14 there since. And I don't know what -- what to do but  
15 it's causing some hardship.

16 HEARING OFFICER: Okay.

17 MS. BARNER: And that was her primary  
18 residence.

19 HEARING OFFICER: Okay. You own what number?

20 MS. BARNER: 26.

21 HEARING OFFICER: And your sister owns which?

22 MS. BARNER: 24.

23 HEARING OFFICER: So they're --

24 MS. BARNER: They're next door. They don't  
25 share a porch but they're next door to each other.



1 HEARING OFFICER: Next door to each other?

2 MS. BARNER: Yes.

3 MR. KLOPOCINSKI: I want to finish 24 and  
4 then we can move to 26.

5 HEARING OFFICER: No, I want to get a picture  
6 here of what's going on. So I've got addresses from 22  
7 up through --

8 MR. KOLBE: 38.

9 HEARING OFFICER: Are they all in one  
10 building?

11 MS. BARNER: No one else is here. None of  
12 the other owners are here.

13 MR. KOLBE: Yes, ma'am. But he's trying to  
14 get his head wrapped around what's going on with the  
15 building.

16 MS. BARNER: I'm sorry.

17 HEARING OFFICER: So we've got one big  
18 building here?

19 MR. KOLBE: Right.

20 MS. BARNER: They're row houses.

21 HEARING OFFICER: How many are in there?

22 MS. BARNER: Ten.

23 HEARING OFFICER: How many are lived in?

24 MS. BARNER: I said one, my sister, it's 24.

25 HEARING OFFICER: The one your sister lives

1 in?

2 MS. BARNER: And that's the second unit off  
3 the street.

4 HEARING OFFICER: And the one that you own  
5 you want to fix up and move into --

6 MS. BARNER: Well, I had --

7 HEARING OFFICER: Wait.

8 MS. BARNER: -- it for sale --

9 HEARING OFFICER: No.

10 MS. BARNER: -- until I had to take the sign  
11 down because of the condemnation. And here's the 28 up  
12 for auction, 22 for auction. I had people coming over,  
13 you know, interested in buying. But with this water  
14 and the condemnation and, you know --

15 HEARING OFFICER: Okay.

16 MS. BARNER: -- stuff like that.

17 HEARING OFFICER: I understand that. But  
18 you're trying to fix your unit up so that you can sell  
19 it?

20 MS. BARNER: I have been. But I had to take  
21 it off once the signs and condemnation.

22 HEARING OFFICER: I understand that. But  
23 you're trying to fix it up so that you can sell it; is  
24 that correct?

25 MS. BARNER: Yes.

1 HEARING OFFICER: Okay. But right now the  
2 unit is vacant?

3 MS. BARNER: Yes. But it's been kept up all  
4 along, always kept it up.

5 HEARING OFFICER: I don't dispute that.

6 MS. BARNER: Yep, owned 30 years.

7 HEARING OFFICER: But none of the other units  
8 are kept up and we have no other property owners here.  
9 And are they all -- I haven't looked, maybe you know.  
10 Are they all independently owned?

11 MR. KOLBE: No.

12 HEARING OFFICER: It's not one person owns  
13 ten of them or eight of them?

14 MR. KOLBE: Yes. Unit 40 is privately owned.  
15 It's already been, through the system, condemned and  
16 it's awaiting clearance.

17 HEARING OFFICER: But does each one of these  
18 ten units have a separate owner?

19 MR. KOLBE: Yes.

20 HEARING OFFICER: Or does --

21 MR. KOLBE: Yes.

22 HEARING OFFICER: -- somebody own two or  
23 three or four?

24 MR. KOLBE: Oakland County owns -- I believe,  
25 there's four of them.

1 HEARING OFFICER: So Oakland County  
2 Treasurer?

3 MS. BARNER: It was a few years back --

4 MR. KOLBE: We own 40 --

5 MS. BARNER: -- somebody was buying them up.  
6 It's more units on the other rows --

7 MR. KOLBE: But in this building --

8 MS. BARNER: Right, in that row.

9 MR. KOLBE: -- 22 is owned by Oakland County,  
10 24 is owned by her sister, 26 is owned by her, I  
11 believe it's 28 and 30 are owned by Oakland County, 32  
12 is owned by the same owner as Unit 40 and then we go to  
13 the rest of them by Oakland County.

14 HEARING OFFICER: Okay.

15 MR. KOLBE: So we've got three --

16 HEARING OFFICER: Are there --

17 MR. KOLBE: -- owners of those.

18 HEARING OFFICER: Are there other buildings  
19 in this complex?

20 MR. KOLBE: Yes.

21 MS. BARNER: Yes.

22 HEARING OFFICER: In what condition are those  
23 in?

24 MS. BARNER: People live in them. There was  
25 a guy buying them up a few years ago and then the

1 market crashed and they were trying to get control of  
2 them and everything but they lost them. And it's four  
3 rows of ten units and the row that we're on, we're  
4 talking about now, is -- and this unit has -- even has  
5 a yard. There's an alley and then a backyard to it.  
6 So the other ones don't have that. But like I say,  
7 it's four rows of ten.

8 HEARING OFFICER: Okay.

9 MS. BARNER: The other ones are pretty much  
10 occupied and --

11 HEARING OFFICER: So the other buildings,  
12 there's 30 other units, right, ten per building?

13 MS. BARNER: Yeah, yeah.

14 HEARING OFFICER: And they are mostly  
15 occupied?

16 MS. BARNER: Mostly.

17 HEARING OFFICER: What is the condition?

18 MR. KOLBE: It's all --

19 MR. KLOPOCINSKI: Poor condition.

20 MR. KOLBE: Like this.

21 MS. BARNER: All like this.

22 MR. KOLBE: Yeah. Oakland County owns a lot,  
23 probably half the complex.

24 MS. BARNER: But it looks like they pretty  
25 much occupied. And then I doubt our row is the worst

1 row.

2 MR. KOLBE: One of the problems is the water  
3 main enters the end of the first building and runs  
4 through the basements of all of them so, when you have  
5 unoccupied units --

6 MS. BARNER: And we have a problem --

7 MR. KOLBE: -- and they're not heated, well,  
8 then the things start freezing and that's when water  
9 starts flowing from one unit into another because  
10 they're freezing. What's going to have to happen is a  
11 total new water service is going to have to be put into  
12 these units. And when it was proposed to her sister,  
13 that was not feasible to do.

14 HEARING OFFICER: Because she would have to  
15 pay for it?

16 MR. KOLBE: Oh, yeah.

17 HEARING OFFICER: And is there --

18 MS. BARNER: Yeah. And --

19 HEARING OFFICER: Is there an association?

20 MS. BARNER: No. Because they're  
21 individually owned, no.

22 HEARING OFFICER: There's no --

23 MS. BARNER: We were trying to do that --

24 HEARING OFFICER: There's no homeowners or  
25 condo association?

1 MS. BARNER: No.

2 MR. KOLBE: It was done way before condos.

3 MS. BARNER: It was fully a hundred percent  
4 occupied.

5 HEARING OFFICER: Yeah.

6 MS. BARNER: It's just gotten worse. And the  
7 22 that's on the end and I think some -- there were --  
8 earlier this year, we were going through the City and  
9 the Water Department about the water and they were  
10 telling us to go out to the County to get an address to  
11 send to the owner of 22 to say that the unit or  
12 something was in there, in the end unit. And here  
13 we're given an address, a seven-line address in  
14 Kuala Lumpur, an owner, supposedly, and that, you know,  
15 having us send a letter. I mean, I didn't -- I mean --  
16 you know.

17 HEARING OFFICER: What -- let me ask you:  
18 What -- if you had your unit -- is your unit livable  
19 the way it is?

20 MS. BARNER: Yes, it is. I always kept it  
21 up.

22 MR. KOLBE: She has no water.

23 MS. BARNER: I'm sorry?

24 HEARING OFFICER: But you have no water  
25 service; is that correct?

1 MS. BARNER: Right.

2 HEARING OFFICER: What can you sell that unit  
3 for, dollar-wise, do you know?

4 MS. BARNER: I was hoping that even at  
5 so-called the SEV value or something like that, I don't  
6 know. I mean but they're -- we bought them, you know,  
7 30 years ago, brick structures, large room, you know,  
8 two-bedroom, a thousand square foot. And now it just  
9 turned into a nightmare and a hardship and --

10 HEARING OFFICER: Who takes care of -- on  
11 something like this, where you have this many units,  
12 does the roof run across; does anybody know?

13 MS. BARNER: They're individual roofs so  
14 you're responsible for your individual roof.

15 HEARING OFFICER: They're individual roofs.

16 MS. BARNER: Yes. I mean, they're all --

17 MR. BYRWA: They're all connected but they're  
18 still responsible for their 20 feet of roof or whatever  
19 it is.

20 MS. BARNER: Right. Just a disaster. I  
21 mean, it's a nightmare.

22 MR. KLOPOCINSKI: It's an un-conformed  
23 structure to current times.

24 MS. BARNER: Yes, it is, absolutely.

25 MR. KLOPOCINSKI: And that's the problem.



1 MS. BARNER: Yes. And so it put us at  
2 hardship and nothing -- you know, at a loss, nothing --

3 MR. BYRWA: Let the Board of Appeals sort it  
4 out.

5 MS. BARNER: And we couldn't get any help  
6 from anywhere, anybody, you know, just misinformation  
7 and --

8 HEARING OFFICER: How long have you owned  
9 your unit?

10 MS. BARNER: That's -- I owned it 30 -- 30  
11 years to myself and 25 for my sister. And never only  
12 until the last, you know, few years -- a lot of them,  
13 they did turn into rental property and then it got to  
14 the point where it was, you know, Section 8 was renting  
15 and paying and then they stopped that so people started  
16 moving out, transient and that type.

17 But, you know, once the economy got bad and  
18 everything, it just really went downhill.

19 HEARING OFFICER: I mean, it's not like you'd  
20 do a Property Maintenance Inspection on it because --

21 MR. KOLBE: Each one would have to have a  
22 Property Maintenance Inspection. But, you know, you're  
23 condemning the rest of them and leaving two units in  
24 that --

25 MR. BYRWA: And I don't think that can be

1 done. They're not, like, separated by a fire wall.  
2 It's just a -- what is called a fire -- or it's just a  
3 separation wall.

4 HEARING OFFICER: Yeah.

5 MR. BYRWA: Which it's all one building with  
6 multiple, ten units, hooked to one building. So you  
7 can't take down eight of them and leave up two.

8 MS. BARNER: Well, then, will we get bought  
9 out or something? I mean, is this going to, you know,  
10 lead to condemnation and -- you know, we the two owners  
11 that kept their property up, lived there, taxpayers,  
12 and here we're being penalized for that. You know,  
13 it's a hardship.

14 HEARING OFFICER: What's the water service  
15 cost, roughly?

16 MR. KOLBE: I don't know. Mike posed it to  
17 Unit 24 and it was no way that they could even  
18 entertain the cost for it. But he had, you know, told  
19 them what -- you know, what it was going to be to run  
20 the water main. Basically, it has to be run outside  
21 and then laterally into the unit.

22 I don't even think that he made them take it  
23 beyond the unit. In other words, if they have to take  
24 it all the way down to Unit 40, just, you know --

25 HEARING OFFICER: Do you --

1 MR. KOLBE: -- it would have to be taken  
2 down --

3 HEARING OFFICER: Do you have --

4 MR. KOLBE: -- and brought in but --

5 HEARING OFFICER: Do you have funds that you  
6 would put forth to get water or not?

7 MS. BARNER: No.

8 HEARING OFFICER: No?

9 MS. BARNER: No.

10 HEARING OFFICER: So you don't have money to  
11 try to get the water. And I assume your sister doesn't  
12 either.

13 MS. BARNER: No.

14 MR. BYRWA: Unfortunately, to me, it seems  
15 like you're a victim of circumstances.

16 MS. BARNER: Yes. We're --

17 MR. BYRWA: And when you buy into a building  
18 with attached other buildings to it, you either sink or  
19 swim with the rest of the building.

20 MS. BARNER: Well, in today's market, yes, I  
21 mean, it wasn't --

22 HEARING OFFICER: Yeah, 30 years ago, it was  
23 different.

24 MS. BARNER: Right.

25 HEARING OFFICER: Yeah.

1 MS. BARNER: Right. And then they been there  
2 since -- I don't know. They're 100 years old or so or  
3 nearly a hundred years old and, you know, people live  
4 and maintain them.

5 MR. BYRWA: But now, unfortunately, you can't  
6 even provide the basic water or whatever --

7 MS. BARNER: Right. So how could I sell  
8 something like that?

9 MR. BYRWA: Yeah. And it's unlivable.  
10 Unless you can pony up to the County now that provides  
11 the water, Oakland County, then it's an unlivable place  
12 without water and it needs to be demolished with the  
13 rest of the building.

14 MS. BARNER: And then what, we're -- we don't  
15 get -- I mean, any reim -- any costs, anything, just  
16 penalized, we just at a total loss; is that it?

17 MR. BYRWA: Well --

18 MS. BARNER: And she's -- that was her  
19 primary residence. So what -- I mean, so what needs to  
20 be done?

21 MR. KOLBE: The option is to fix it up.

22 MS. BARNER: I'm sorry?

23 MR. KOLBE: The other option would be to  
24 bring a water main down and fix the unit up. Does she  
25 have the wherewithal to do that?

1 MS. BARNER: And what happens to the other  
2 units?

3 HEARING OFFICER: Who can -- who controls the  
4 water; is that Oakland County now?

5 MR. BYRWA: Yeah.

6 MR. KOLBE: Yes, yes. And Mike, the building  
7 official, went through, you know, the whole steps of  
8 what was going to be needed in order to get water to  
9 those units and, when she said, "No, I can't do that",  
10 it left him very little but -- you know, because they  
11 would only use the hose on a temporary basis and they  
12 were there for many, many, many more months.

13 And he said, "You know, we're running out of  
14 that temporary. You need to do something."

15 And when she said, you know, "No, I can't do  
16 anything", then he just kind of, like, "Well, I don't  
17 have any choice."

18 HEARING OFFICER: Had you always paid your  
19 water bills?

20 MS. BARNER: Yes.

21 HEARING OFFICER: So you weren't behind in  
22 water at all?

23 MS. BARNER: I'm sorry?

24 HEARING OFFICER: You weren't behind -- how  
25 did the water bills get -- if they only --

1 MR. KOLBE: They're not -- no, no. The water  
2 runs through the basement to all these units.

3 HEARING OFFICER: Does each unit have its own  
4 meter?

5 MR. KOLBE: I'm assuming it does. But that's  
6 not necessarily the issue. It's when the water runs  
7 through and you don't heat those units --

8 HEARING OFFICER: No, I understand that.

9 MR. KOLBE: Okay.

10 HEARING OFFICER: I understand. I've done  
11 enough of this.

12 MR. KOLBE: All right.

13 HEARING OFFICER: Did you have your own water  
14 meter or was it prorated amongst all the units?

15 MS. BARNER: No, we were -- no, the  
16 individual units -- water meters were put in years ago.

17 HEARING OFFICER: Okay. So you had your own  
18 water meter?

19 MS. BARNER: Yes.

20 MR. BYRWA: But you have one water service  
21 connecting all ten buildings.

22 HEARING OFFICER: So she's paying for water  
23 service and the County's taking it away from her by  
24 shutting off the water to the other units?

25 MR. KLOPOCINSKI: It's broken.

1 HEARING OFFICER: So, really, it would be the  
2 County's responsibility, wouldn't it?

3 MR. BEACH: Oakland County Home Improvement  
4 has already gone out there.

5 HEARING OFFICER: I mean, why couldn't they  
6 put a --

7 MR. BEACH: Oakland County Home Improvement  
8 has already gone out there.

9 HEARING OFFICER: How far are we talking?

10 MR. BYRWA: You got ten units. So you got to  
11 hook up several hundred feet.

12 HEARING OFFICER: How wide's the unit,  
13 20 feet, 25 feet wide at best?

14 MR. BYRWA: Well, no, you're looking at --  
15 they're the fourth ones off the corner?

16 MR. KOLBE: Second or third.

17 MS. BARNER: Mine is --

18 MR. KOLBE: You're the third. You're the  
19 second and third off of --

20 MR. BYRWA: Second and third. So you're  
21 still looking at --

22 HEARING OFFICER: Where does the water come  
23 in?

24 MR. BYRWA: Probably off the main --

25 HEARING OFFICER: How far away -- do you know

1 where the water comes in, which end of the building?

2 MR. KLOPOCINSKI: Probably Glendale.

3 MS. BARNER: Right off, like, Glendale, yes.

4 It's, like, 22.

5 HEARING OFFICER: Would you -- are your units  
6 closer to where the water comes into the building?

7 MS. BARNER: Yes.

8 HEARING OFFICER: So what's so hard about  
9 doing a tap --

10 MR. BYRWA: You got water service of a  
11 hundred feet.

12 HEARING OFFICER: -- water service for them?

13 MR. BYRWA: Well, the County's not going to  
14 do it out of their -- just because you're a nice  
15 person. They're going to want to charge you.

16 HEARING OFFICER: Well, why can't they -- why  
17 couldn't they prorate it over five years or something?

18 MR. BYRWA: Well, everything's negotiable.  
19 But the deal is with the County -- and if you can't  
20 provide water and get the County to provide water for  
21 you, it's an unlivable, unfit dwelling.

22 MS. BARNER: And that's out of our hands.  
23 That wasn't any -- you know --

24 HEARING OFFICER: Yeah.

25 MS. BARNER: -- not our doing or anything.



1 HEARING OFFICER: How -- I'm just -- I'm  
2 trying to get a handle on this. I don't know that I  
3 have a solution for you, and I don't. But if I -- if  
4 you had an extra charge of 50 or a \$100 a month on your  
5 water bill, would that be too much for you and your  
6 sister?

7 MS. BARNER: Yes.

8 HEARING OFFICER: \$50 a month would be too  
9 much extra?

10 MS. BARNER: Yeah.

11 HEARING OFFICER: And the -- the outsides of  
12 these two units, are they like some of the other ones I  
13 see?

14 MR. KOLBE: They all have a different degree  
15 of, you know, issues of what's going on. You'd have to  
16 look, you know, all the way through them to --

17 HEARING OFFICER: I mean, I can see that  
18 there's some painting work that needs to be done on  
19 this one.

20 MS. BARNER: Oh, yeah. Nothing major, no  
21 broken windows.

22 HEARING OFFICER: But the front side and back  
23 side doesn't look too bad other than some painting  
24 work.

25 MR. KOLBE: Right.

1 HEARING OFFICER: Is that true or not?

2 MR. KOLBE: But as you go -- right. I mean,  
3 on these particular units, yeah.

4 HEARING OFFICER: Okay.

5 MR. KOLBE: But as you go down the road --

6 HEARING OFFICER: So that's 26 and your  
7 sister is 24; is that correct?

8 MS. BARNER: Yes.

9 MR. KOLBE: Right.

10 HEARING OFFICER: So again, I see that  
11 there's painting work that needs to be done but the  
12 back of the unit doesn't look bad.

13 MS. BARNER: Uh-huh.

14 HEARING OFFICER: At least compared to these  
15 other units.

16 MR. KOLBE: Uh-huh.

17 MS. BARNER: Right.

18 MR. BYRWA: But the problem is, it's like a  
19 cancer over 80 -- covering 80 percent of your body and  
20 20 percent is still without cancer. You know, how do  
21 you deal with that?

22 MS. BARNER: Right. And how do you --

23 MR. BYRWA: And you can't --

24 MS. BARNER: -- make us whole?

25 MR. BYRWA: You can't tear down the other

1 eight buildings and leave your two up.

2 MS. BARNER: Well --

3 MR. BYRWA: And like I said --

4 MS. BARNER: -- make us whole and we'll be  
5 done with it.

6 MR. BYRWA: -- you either sink or swim with  
7 the rest of the buildings and the rest of the buildings  
8 have sunk.

9 MS. BARNER: Right.

10 MR. KOLBE: You know, if they -- if she was  
11 saying, well, they're more than willing to pay for the  
12 water service to go down, you know, to her unit, I  
13 could see where that will be a possibility of leaving  
14 them. But even leaving these without the water is a  
15 danger issue.

16 MR. BYRWA: And you can't tear down the  
17 other --

18 MR. KOLBE: But Oakland County --

19 MR. BYRWA: -- eight without taking these two  
20 down.

21 MR. KOLBE: The water main --

22 HEARING OFFICER: And when -- this all came  
23 up at the beginning of this year; is that correct?

24 MS. BARNER: As far as the water?

25 HEARING OFFICER: Yeah.

1 MS. BARNER: Yes.

2 HEARING OFFICER: When was the temporary  
3 water put in; it was January or so, you said?

4 MS. BARNER: It might have been a little  
5 later than that.

6 HEARING OFFICER: Okay. And when did they  
7 take it away?

8 MS. BARNER: Late winter.

9 MR. KOLBE: No.

10 MS. BARNER: Maybe early spring.

11 MR. KOLBE: It was still there this spring.

12 MS. BARNER: Spring.

13 MR. KOLBE: And this summer.

14 MS. BARNER: No, I know at least until the  
15 spring part and she started getting sick and I -- you  
16 know, I don't know. But they were taking bottled water  
17 over, I guess. I don't know. The City was bringing  
18 her -- you said you didn't know?

19 MR. KOLBE: No, the City wouldn't bring  
20 bottled water.

21 MS. BARNER: She said --

22 MR. KOLBE: The garden hose, perhaps.

23 MS. BARNER: She said that they were big --

24 MR. KLOPOCINSKI: Maybe the County.

25 MS. BARNER: Hmm? It was the County bringing

1 water?

2 MR. KLOPOCINSKI: Possibly. It wasn't the  
3 City.

4 MS. BARNER: Well, it wasn't with the County  
5 then.

6 MR. BEACH: United Water.

7 MS. BARNER: I don't know. Because I was  
8 still paying the bill, dropping it off on Opdyke.

9 MR. KLOPOCINSKI: United Water.

10 MS. BARNER: I'm sorry?

11 MR. KLOPOCINSKI: It --

12 MR. BYRWA: United --

13 MR. KLOPOCINSKI: -- was --

14 MR. BYRWA: -- Water.

15 MR. KLOPOCINSKI: -- United Water then.

16 MS. BARNER: Well, I was saying the City.

17 But they were bringing water out to her and we were  
18 bringing bottled water and food and stuff.

19 HEARING OFFICER: So if this went on to the  
20 Board of Appeals, what are they going to do to try to  
21 resolve the situation?

22 MR. KOLBE: I would think, in a month's time,  
23 you know, they're going to have to come in with how  
24 they're going to get water to their unit, how they're  
25 going to pay for it, if they're going to enter into a

1 contract with someone.

2 HEARING OFFICER: In 30 days, they're not  
3 going to get --

4 MS. BARNER: Uh-uh.

5 HEARING OFFICER: -- a resolution on that.

6 MR. KOLBE: But there's been no action at all  
7 at this point in time.

8 MR. BYRWA: I almost think there's somewhere  
9 in the ordinance that, if you are within so many  
10 hundred feet of a city water main, you have to hook up  
11 to it.

12 MR. KOLBE: Uh-huh.

13 MR. BYRWA: You can't have a well or you  
14 can't have a dwelling without water.

15 HEARING OFFICER: Yeah. And look, I  
16 understand your point. But I'd argue the opposite; she  
17 is hooked up to it, that somebody else has failed the  
18 situation here. And I just don't see that 30 days gets  
19 a resolution. And I think if any of us were standing  
20 at that podium, looking at our life savings and  
21 everything going away, we'd be -- we'd be in tears. So  
22 I -- I think we've got to give more than the 30 days  
23 here to try to resolve something.

24 But that being said, you have to try to do  
25 something.

1           So I'm -- I would like to hold this over  
2           until the January meeting.

3           But be aware that -- and I'm willing to do  
4           the same thing for your sister's unit, to give you both  
5           time to resolve the water issue. But, as you've heard  
6           here, I know it's in the City ordinance that you have  
7           to hook up to the City water, you know, and all of  
8           these issues that have been talked about. But be aware  
9           that all these vacant units that nobody showed up for  
10          are going to move on to the Board of Appeals for  
11          November, you know, so it doesn't -- I -- it doesn't  
12          look good --

13          MS. BARNER: No, it doesn't.

14          HEARING OFFICER: -- for you right now unless  
15          somebody would step up and buy the other units and fix  
16          them up, which it doesn't sound like anybody's going to  
17          do. So, you know, I hate to say it but it might be  
18          time to punt. You know what I mean? If you've got to  
19          find a --

20          MS. BARNER: Punt --

21          HEARING OFFICER: You've got to, you know --

22          MS. BARNER: -- like the Detroit Lions?

23          HEARING OFFICER: Yeah.

24          MR. BYRWA: She's got a sense of humor.

25          HEARING OFFICER: But I don't think it's fair

1 to try to only give you 30 days here to try to resolve  
2 things. And I've heard the argument that you should  
3 have done more but, you know, it is fighting City Hall  
4 here --

5 MS. BARNER: Uh-huh.

6 HEARING OFFICER: -- and for a problem that  
7 isn't really hers.

8 MR. BYRWA: Well, there's a lot of legal  
9 issues here, too.

10 HEARING OFFICER: Yeah, so --

11 MR. BYRWA: And I'm sure there's ordinance --

12 HEARING OFFICER: I --

13 MR. BYRWA: -- language that says that, you  
14 know, once you have a building -- and that could be  
15 looked at as all one building, it's under a common roof  
16 that's showing together. And once you have a building  
17 that's damaged by greater than 50 percent, is in a  
18 state of disrepair greater than 50 percent, they can  
19 condemn the whole building and stuff.

20 HEARING OFFICER: Yeah.

21 MR. BYRWA: But -- so there's legal issues  
22 that this board isn't -- you know. Or we're not here  
23 to deal with tonight --

24 MS. BARNER: Well, I talked to a couple  
25 attorneys and I can, you know, try to find an attorney



1 or whatever because --

2 HEARING OFFICER: Yeah, you might -- you  
3 might need a legal opinion here.

4 MS. BARNER: Oh, I'll talk to one.

5 HEARING OFFICER: But I might say, in my  
6 personal opinion, what you're hearing here is probably  
7 true; that once the rest of the units get condemned,  
8 your -- you're going to file a suit. So you may want  
9 to, you know, have your plan in place here. But I'd  
10 like to give you until January to try to work something  
11 out. Okay? So you'll be back January 15th --

12 MR. KOLBE: 19th.

13 HEARING OFFICER: -- or 21st.

14 MR. KOLBE: Oh, okay.

15 HEARING OFFICER: You'll be back on the  
16 agenda here. Okay?

17 MS. BARNER: I just --

18 HEARING OFFICER: But hopefully you can try  
19 to get something worked out.

20 MS. BARNER: What's to get worked out? Like  
21 you say, 80 percent of them are going to be gone.  
22 What's there to work out?

23 HEARING OFFICER: Yeah. Well --

24 MS. BARNER: I mean --

25 HEARING OFFICER: And that's the situation if

1           these other units move to the Board of Appeals in  
2           November and nobody shows up.  Because, obviously,  
3           that's what's going to happen; there will be nobody  
4           there.  Although it would be wise if you showed up.

5                   MR. KOLBE:  Well, the other units owned by  
6           Oakland County are going to be at the auction so there  
7           may be.

8                   HEARING OFFICER:  When is the auction?

9                   MR. KOLBE:  It's October 21st for the City of  
10          Pontiac.

11                  HEARING OFFICER:  And if nobody buys them?

12                  MR. KOLBE:  Then -- yeah, then the --

13                  HEARING OFFICER:  But how long --

14                  MR. KOLBE:  -- County will still own them.

15                  HEARING OFFICER:  How long before the demo  
16          process, the actual demolition would take place; are  
17          you -- are you a year out?

18                  MR. BEACH:  As of right now, the State  
19          Historic Preservation Office has deemed those  
20          structures historically relevant.  So as of right now,  
21          we haven't received a clearance for any of them that  
22          have been condemned.

23                  MR. KOLBE:  At least a year, well over a  
24          year, to answer your question.

25                  HEARING OFFICER:  So, you know, you're

1 looking at a year here, at best. Even if you got  
2 water, you might be looking at a year.

3 Now, if the State Historic Commission stepped  
4 in, would they try -- would they fund restoration?

5 MR. BEACH: No, they would not.

6 HEARING OFFICER: They would not?

7 MR. BEACH: No.

8 HEARING OFFICER: So some -- but they could  
9 hold up demolition or --

10 MR. BEACH: They could hold up demolition for  
11 the ones that are not County-owned.

12 HEARING OFFICER: Okay.

13 MR. BYRWA: But I don't think that that can  
14 be done where you're going to remove eight of them and  
15 keep up two. It's all one building out there. And,  
16 more than likely, you know, once a building is -- like  
17 I said, is damaged by greater than 50 percent of the  
18 SEV value, then the whole building is condemnable. And  
19 if it's looked at as one building, you know, you're in  
20 an unfortunate situation then.

21 MS. BARNER: Yeah.

22 MR. BYRWA: But -- and then I can see where  
23 you might not want to pay money for water if there's an  
24 outside chance --

25 HEARING OFFICER: Exactly.

1 MR. BYRWA: -- that, you know, the whole ten  
2 buildings are going to be removed.

3 MS. BARNER: Right, right.

4 HEARING OFFICER: Yeah. So let's -- I know  
5 you don't agree but I think we have to give this --

6 MR. KOLBE: Okay.

7 HEARING OFFICER: -- this woman and her  
8 sister an opportunity to formulate a plan here.  
9 Because I don't think there's a single person sitting  
10 in this room that would be willing to walk away -- and  
11 I don't care if it's \$5,000 or \$50,000. I don't think  
12 any of us would willingly just walk away and say,  
13 "We're gone", so --

14 MR. KOLBE: It's not like it's going to be  
15 tore down in a month, anyway.

16 HEARING OFFICER: Yeah.

17 MR. KOLBE: So you've got time to figure out  
18 a game plan of how she's going to get water to her  
19 unit.

20 HEARING OFFICER: So you --

21 MR. BYRWA: But there shouldn't be anybody  
22 living there without water.

23 MR. KOLBE: No.

24 MS. BARNER: No, she's not there now.

25 HEARING OFFICER: She's not there. And this

1 woman's unit is vacant.

2 MS. BARNER: At our expense. You know, if  
3 someone had their own property, you know, like paid for  
4 and you just had to, you know, pay taxes and maintain  
5 and to start all over with something new and, you know,  
6 everything's more expensive now-a-days. It's a  
7 hardship.

8 HEARING OFFICER: Yeah. And I can't give you  
9 legal advice. I can give you an opinion but you may  
10 want to seek legal advice. And get in touch with  
11 Oakland County Water Department and see if something  
12 can be worked out for you, at low cost or no cost, to  
13 at least allow you to continue to live there or give  
14 you an opportunity to sell the property. But it  
15 certainly isn't looking good. But I can't --

16 MS. BARNER: And I don't see how I'm going to  
17 sell it like it is.

18 HEARING OFFICER: You can't, I agree. Can --  
19 so we'll hold this one over until our January meeting.

20 MR. KLOPOCINSKI: 24 and 26?

21 HEARING OFFICER: Let's call 24 (sic).

22 MR. KLOPOCINSKI: Okay.

23 HEARING OFFICER: And then we'll -- and then  
24 you can leave because we'll be done. But we'll do the  
25 same thing for 24. Okay? We'll hold it over until

1 January. That, at least, gives you 90 days here to try  
2 to put a plan of action together and see if anybody can  
3 help you. And I don't know if there's any of these  
4 community service groups that might be able to help out  
5 so -- but you want to call.

6 MS. BARNER: Community service groups such  
7 as?

8 HEARING OFFICER: Aren't there --

9 MS. QUINN-POWELL: Oakland --

10 HEARING OFFICER: -- groups that help with  
11 repair money and things like that?

12 MR. BYRWA: Unless you're willing to  
13 repair --

14 HEARING OFFICER: Check with Oakland County.

15 MR. BYRWA: -- to repair all eight units,  
16 it's a dead issue, then. I don't know how you would  
17 get somebody to help, to step up to bring eight units  
18 up to code. And I think we've been through this  
19 with -- last year with the last unit that was  
20 fire-damaged. A guy wanted to step up and fix that one  
21 up and then the City was going to remove it and then  
22 the issue came up, "Well, can you chop off that tenth  
23 unit and still have 9 units?"

24 And the issue was pretty much, "No, you can't  
25 do that." It's not like they have separate fire walls

1 and separate buildings in each unit. It's all kind of  
2 one building there with just tenant separation walls.

3 MS. BARNER: I thought there was fire walls  
4 between each unit.

5 MR. BYRWA: No. In order to have a fire  
6 wall, you would have to have -- it would go completely  
7 through the roof and you would have a parapet wall  
8 sticking two feet above the roof. You would have to  
9 have a footing underneath it and it would have to be  
10 designed with breakaway construction so that, if there  
11 was a fire, the -- it would --

12 HEARING OFFICER: There's a parapet up here.

13 MR. BYRWA: Well, on that one but not all of  
14 them, though.

15 HEARING OFFICER: Yeah, all the ones I've  
16 looked at.

17 MR. BYRWA: Yeah.

18 HEARING OFFICER: But let's --

19 MR. BYRWA: Yeah.

20 HEARING OFFICER: So we're going to hold you  
21 over until January. That gives you 90 days to try to  
22 get a plan of action together. You might check with  
23 Oakland County on the water and see if they have any  
24 financial assistance from -- that's available to you.

25 So now we've got 24 Rosshire.

1 MR. KOLBE: 24, right.

2 HEARING OFFICER: So let's call 24 Rosshire.

3 MR. KOLBE: Okay. Well, that was 24. We did  
4 26 because --

5 HEARING OFFICER: No, we did 26.

6 MS. BARNER: I thought we did both of them.

7 MR. KOLBE: She had both units. I thought  
8 you called this and then 26.

9 HEARING OFFICER: I thought we were doing 26  
10 first.

11 You're 26, right?

12 MS. BARNER: Yes.

13 HEARING OFFICER: So we're calling 24 now.

14 MR. KOLBE: Okay.

15 HEARING OFFICER: Okay.

16 MR. KLOPOCINSKI: Well, we're deciding to --

17 HEARING OFFICER: I --

18 MR. KLOPOCINSKI: -- postpone.

19 HEARING OFFICER: -- would like to postpone  
20 24 until January also.

21 MR. KLOPOCINSKI: Okay.

22 HEARING OFFICER: Let's just enter it into  
23 the record.

24 MR. KLOPOCINSKI: Well, actually, I read 24  
25 the first time.



1 HEARING OFFICER: Okay.

2 MR. KOLBE: Then, if you want to read about  
3 26.

4 MR. KLOPOCINSKI: But then she started  
5 speaking about 26. That's where the confusion started.  
6 So let me read 26 for the record.

7 HEARING OFFICER: Let me say that what's been  
8 said about 24 applies to 26.

9 MR. KLOPOCINSKI: 26 Rosshire Court posted  
10 9-24 of '14, vacant, no water service, overgrown,  
11 debris.

12 We recommend placement onto the demolition  
13 list.

14 MS. BARNER: What do you mean by "posted"?  
15 Like --

16 HEARING OFFICER: They actually post it on  
17 the door of the --

18 MS. BARNER: No, I don't have it posted on  
19 26, on my door, no.

20 MR. BYRWA: It might have been the column or  
21 the front porch or --

22 MS. BARNER: No.

23 MR. KOLBE: It was placed onto the column.

24 MR. KLOPOCINSKI: In the picture, it was  
25 posted. It may have been removed before you went there

1 but we did post it.

2 MS. BARNER: Okay. I don't recall seeing it  
3 there.

4 HEARING OFFICER: Okay. So --

5 MR. KLOPOCINSKI: Let the Hearing Officer  
6 finish.

7 HEARING OFFICER: That's all right. So we'll  
8 hold 24 over until our January meeting under the same  
9 condition. That gives you and your sister time to try  
10 to get water service and get a plan to have action  
11 together. Okay?

12 MS. BARNER: Okay.

13 HEARING OFFICER: Okay. Thank you very much.

14 MS. BARNER: Uh-huh.

15 HEARING OFFICER: And good luck.

16 MS. BARNER: Okay.

17 MR. KLOPOCINSKI: All right. 194 Nebraska  
18 posted 9-25 of '14. This property at its first posting  
19 of 12-5-13 was found dilapidated and unsafe. At the  
20 time, it was found vacant, open to trespass, has since  
21 been closed. It -- roof of garage and house rotting,  
22 garage collapsing, rotting structural members,  
23 especially in the rear of the home, debris, overgrown,  
24 unkempt, delapidated, brush, front step railing  
25 removed, working without permits, rear stanchion not to

1 code, gas meter on, electric meter was off.

2 Oakland County Animal Control was checking on  
3 the dogs, we were told. We were -- the Building  
4 Department is recommending placement onto the  
5 demolition list.

6 HEARING OFFICER: Your name, sir?

7 MR. DAVIS: Jermaine Davis.

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

10 We did?

11 MR. KOLBE: Nope.

12 HEARING OFFICER: Nope?

13 MR. KOLBE: Nope.

14 HEARING OFFICER: Is there a reason we  
15 haven't had a Property Maintenance Inspection?

16 MR. DAVIS: Yeah.

17 HEARING OFFICER: I know we've talked about  
18 it before, haven't we?

19 MR. DAVIS: Yeah. It was a lady coming in to  
20 see you guys. My mom was showing her some love. She  
21 was homeless and she was going to get married or  
22 whatever the case may be but she was planning on buying  
23 the property and fixing up the property.

24 Well, I been in California for a year and a  
25 half. So I just came back and my mom said, "Well, the

1 lady moved out. She didn't give me a dime." And, you  
2 know, she feeling like she had been basically used. So  
3 she like, you know, "They talking about putting my  
4 house on the demolition. The lady didn't give me a  
5 dime." They been working on the house so I wasn't in  
6 the house and checked the house out. The upstairs of  
7 the house was pretty nice. They was working on the  
8 house. Now, as far as the garage part and the back  
9 structure part, that's fixed. That's -- you know, and  
10 I don't know if --

11 MR. KOLBE: No.

12 MR. DAVIS: -- they needed a permit for that.

13 MR. KOLBE: Yes.

14 MR. DAVIS: But when I saw it, it was  
15 beautiful. I said, "Wow, this is good work." I know  
16 the work because I've done carpentry. So what I'm here  
17 for, I'm just trying to save my mom's home. I mean,  
18 you can give me some time and I can put it on my  
19 shoulders. She was planning on quitclaiming the house  
20 to me, as being her youngest son, and seeing if I can  
21 work on the house myself. You know what I mean?

22 HEARING OFFICER: Okay.

23 MR. DAVIS: I can pull the permits myself  
24 because I believe in doing things the right way instead  
25 of trying to do things under the table. I'll just pay

1           that 120 or 150 and do all the work myself. You know  
2           what I'm saying?

3                       HEARING OFFICER: Yeah. Can you pay the \$200  
4           for the Property Maintenance Inspection?

5                       MR. DAVIS: Yeah, absolutely.

6                       HEARING OFFICER: So come in and apply for  
7           the Property Maintenance Inspection and they'll tell  
8           you what needs to be done and what permits you need to  
9           work on the house and then you can move along and get  
10          it finished up and, hopefully, you've got a home.

11                      MR. DAVIS: Okay.

12                      MR. KLOPOCINSKI: Could you pull that  
13          Property Maintenance within seven days --

14                      MR. KOLBE: Seven days.

15                      MR. KLOPOCINSKI: -- or by the end of the  
16          month; what do you think?

17                      HEARING OFFICER: It's \$200. How soon can  
18          you do that?

19                      MR. DAVIS: What's today, Thursday?

20                      MR. KLOPOCINSKI: The 8th.

21                      MR. DAVIS: Wednesday?

22                      MR. KOLBE: It's Wednesday.

23                      MR. DAVIS: I probably could do it next  
24          Wednesday.

25                      MR. BYRWA: So within seven days.

1 HEARING OFFICER: Fourteen days.

2 MR. DAVIS: Yeah, give me fourteen.

3 HEARING OFFICER: Yeah, I'll give you 14  
4 days.

5 MR. DAVIS: That's cool.

6 HEARING OFFICER: I'm feeling generous today.

7 MR. DAVIS: Yeah.

8 HEARING OFFICER: I'll give you 14 days to  
9 get a Property Maintenance Inspection.

10 MR. DAVIS: Okay.

11 HEARING OFFICER: And it's \$200.

12 MR. DAVIS: Now --

13 HEARING OFFICER: And the City will come out  
14 and tell you what you need to do and if you need any  
15 permits and then you can move on.

16 MR. DAVIS: Now, the Property Maintenance  
17 Inspection, that's inside and out or both?

18 HEARING OFFICER: That's correct.

19 MR. KOLBE: Both.

20 HEARING OFFICER: It's inside and out.

21 MR. KOLBE: Both.

22 MR. DAVIS: Okay.

23 HEARING OFFICER: Yeah.

24 MR. DAVIS: Okay.

25 HEARING OFFICER: Okay?

1 MR. DAVIS: Thank you.

2 HEARING OFFICER: So if you do that, then  
3 this holds over until our January meeting.

4 MR. DAVIS: Okay.

5 HEARING OFFICER: And then we'll see where  
6 you're at, at that point in time.

7 MR. DAVIS: Okay. Thank you.

8 HEARING OFFICER: Okay. You're welcome.

9 Good luck.

10 MR. KOLBE: And the last one we have is  
11 425 Jordan.

12 HEARING OFFICER: 425 Jordan.

13 MR. KLOPOCINSKI: 425 Jordan posted 9-25 of  
14 '14. This property was found vacant, unkempt,  
15 dilapidated, siding coming off, overgrown, debris,  
16 unkempt, broken windows, piles of brush, I believe, in  
17 the rear of the home. The gas meter was present but  
18 the electric meter was gone.

19 At this time, the Building Department is  
20 recommending placement onto the demolition list.

21 HEARING OFFICER: Okay. And your name,  
22 please.

23 MS. QUINN-POWELL: Myra Quinn-Powell.

24 HEARING OFFICER: Okay. And has this been  
25 before us --

1 MR. BYRWA: No.

2 HEARING OFFICER: -- previously?

3 MS. QUINN-POWELL: No. I just found out  
4 about this house and everything, just been -- was it  
5 September?

6 HEARING OFFICER: Okay.

7 MS. QUINN-POWELL: And it's been a lot going  
8 on that I did not know about. And I just been going to  
9 the County and I just got my deed work. It's -- and  
10 I'm trying to find someone to help me get the house  
11 back together and get it fixed. So I been going to the  
12 County to try to get grants and loans to get it fixed.

13 HEARING OFFICER: Okay. And so we -- when --  
14 you just got the deed to the property?

15 MS. QUINN-POWELL: Uh-huh.

16 HEARING OFFICER: Yeah. So we -- we'll need  
17 what, a Property Maintenance Inspection?

18 MR. KOLBE: Property Maintenance Inspection  
19 and permits.

20 HEARING OFFICER: Okay. Do -- do you have  
21 the \$200 for a Property Maintenance Inspection?

22 MS. QUINN-POWELL: Not right now, no, I  
23 don't.

24 HEARING OFFICER: How soon before you would  
25 have that?



1 MS. QUINN-POWELL: Probably next month.

2 HEARING OFFICER: Okay.

3 MS. QUINN-POWELL: Because I just -- I  
4 just -- because you're saying that the property has not  
5 been kept up. You must not have been there a while  
6 because since I got the papers saying that I was the  
7 owner of the house still, so I been -- my nephew goes  
8 over there every two weeks to cut the grass, they clean  
9 the yard up. I boarded up the door and the front  
10 windows that the kids had busted out.

11 HEARING OFFICER: Okay.

12 MS. QUINN-POWELL: So the house has been kept  
13 up since I found out about it.

14 HEARING OFFICER: Okay. But you've only had  
15 the property for about a month?

16 MS. QUINN-POWELL: Uh-huh.

17 HEARING OFFICER: Okay. So we'll -- we'll  
18 hold this over until our January meeting. Can you get  
19 the Property Maintenance Inspection by November 15th?

20 MS. QUINN-POWELL: Yeah, I can do that.

21 HEARING OFFICER: Okay. So we'll give you  
22 until November 15th to get a Property Maintenance  
23 Inspection and then we'll -- we'll see you in January  
24 again and hopefully, at that time, you've got a plan in  
25 place to get the house fixed up.

1 MS. QUINN-POWELL: Okay.

2 HEARING OFFICER: Okay.

3 MS. QUINN-POWELL: And where do I -- zoning  
4 and them all at; where do I go get all that at?

5 HEARING OFFICER: At the Building Department,  
6 which is downstairs.

7 MS. QUINN-POWELL: Okay.

8 HEARING OFFICER: Here in this building.

9 MS. QUINN-POWELL: And what's it called,  
10 again?

11 HEARING OFFICER: Property Maintenance  
12 Inspection, PMI. Okay?

13 MS. QUINN-POWELL: Okay. And you said --

14 HEARING OFFICER: Okay. Good luck. Thank  
15 you.

16 MS. QUINN-POWELL: Okay. Thank you.

17 HEARING OFFICER: Okay. We'll take a short  
18 recess here.

19 (A recess was taken from 6:28 p.m.  
20 to 6:32 p.m.)

21 HEARING OFFICER: 512 Arthur Avenue.

22 MR. KLOPOCINSKI: 512 Arthur posted 9-25-14,  
23 found vacant, dilapidated, holes in the roof, rotted  
24 roof, fascia rotted off, overgrown, debris, unkempt,  
25 front door boarded and closed, no rails on front steps,

1 gutters falling off, front fence falling into City  
2 sidewalk, gas meter on, electric meter off.

3 A building permit was pulled in 2013 for a  
4 new roof, permit has since expired with none of the  
5 work being done.

6 The Building Department is recommending  
7 placement onto the demolition list.

8 HEARING OFFICER: So ordered.

9 549 Arthur Avenue.

10 MR. KLOPOCINSKI: 549 Arthur Avenue. This  
11 property was posted 9-25 of '14. This property was  
12 found vacant, unkempt and dilapidated, with the siding  
13 missing and being stripped, fascia rotted and missing,  
14 overgrown, debris, unkempt, broken windows, siding  
15 being stripped, falling tree limbs. This property was  
16 open to trespass, the gas meter gone, electric meter  
17 gone.

18 The Building Department is recommending  
19 placement onto the demolition list.

20 HEARING OFFICER: So ordered.

21 623 Arthur Avenue.

22 MR. KLOPOCINSKI: 623 Arthur Avenue. This  
23 property's posted 9-25 of '14. This property was found  
24 vacant, dilapidated, with broken windows, the open  
25 window, overgrown, debris, unkempt, broken windows,

1 abandoned vehicles, the roof was rotted, gas meter  
2 gone, electric meter gone. I don't believe we -- this  
3 was not open to trespass.

4 We are recommending placement onto the  
5 demolition list.

6 HEARING OFFICER: So ordered.

7 325 Auburn.

8 MR. KLOPOCINSKI: 325 Auburn. This property  
9 was posted 9-24 of '14. This property was open to  
10 trespass in the front door, windows broken out, almost  
11 every window was broken, hole in the roof, like I said,  
12 front door wide open to trespass, furnace and water  
13 heater missing, unkempt, animals undermining the  
14 structure, broken windows.

15 The Building Department is recommending  
16 placement onto the demolition list.

17 HEARING OFFICER: So ordered.

18 MR. KLOPOCINSKI: 509 -- oh.

19 HEARING OFFICER: Oh, sorry.

20 509 Bloomfield Avenue.

21 MR. KLOPOCINSKI: 509 Bloomfield Avenue.  
22 This property was posted 9-25 of '14. It was found  
23 vacant, unkempt, full of junk and debris. This  
24 property had major overgrowth, inside was trashed, the  
25 fascia rotted, overgrown, debris, unkempt, front steps

1 not to code, roof not to code, gas meter was gone,  
2 electric meter was off. It did seem like there were  
3 squatters living in the home or at least in one room of  
4 the home. It was open in the front and rear.

5 The Building Department is recommending  
6 placement onto the demolition list.

7 HEARING OFFICER: So ordered.

8 409 California.

9 MR. KLOPOCINSKI: 409 California. This  
10 property was posted 9-25 of '14. It was found vacant  
11 and unkempt. The property was overgrown, siding  
12 falling off, gutters falling off, overgrown, debris,  
13 broken windows, gas meter gone. I don't believe it was  
14 open -- it was not open to trespass, electric meter  
15 off.

16 The Building Department is recommending  
17 placement onto the demolition list.

18 HEARING OFFICER: So ordered.

19 521 Cameron Avenue.

20 MR. KLOPOCINSKI: 521 Cameron Avenue. This  
21 property was posted 9-25 of '14. It was found vacant,  
22 dilapidated, with serious fire damage. The side door  
23 was open, severe fire damage, as was said, open to  
24 trespass, overgrown, unkempt, gas meter was on,  
25 electric meter was missing. Like I said, from these

1 pictures, very severe fire damage in this home.

2 We are recommending, the Building Department,  
3 placement onto the demolition list.

4 HEARING OFFICER: So ordered.

5 206 North Cass Avenue.

6 MR. KLOPOCINSKI: 206 North Cass Avenue.

7 This property was posted 9-24 of '14. It was open to  
8 trespass in the rear window, roof was rotted, siding  
9 melted in the rear of the house. It seems that the  
10 garage had burnt down, overgrown, debris, unkempt.

11 The City's -- the Building Department is  
12 recommending placement onto the demolition list.

13 HEARING OFFICER: So ordered.

14 221 Chandler Street.

15 MR. KLOPOCINSKI: 221 Chandler Street. This  
16 property was found vacant, dilapidated, holes in the  
17 roof, chimney crumbling, roof rotted, windows broken  
18 out, about every window, overgrown, debris, unkempt,  
19 broken windows, gas meter locked out, electric meter  
20 off.

21 A Property Maintenance Inspection was pulled  
22 8-6 of '14. This property was also open to trespass  
23 and it's within 50 feet of a school -- or a hundred  
24 feet of a school. It's right next to where children  
25 are every day.

1           So this property is being recommended by the  
2 Building Department placement onto the demolition list  
3 due to the lack of permits being pulled.

4           HEARING OFFICER: So ordered.

5           292 Clifford Street.

6           MR. KLOPOCINSKI: 292 Clifford Street. This  
7 property was posted 9-25 of '14. It was found vacant  
8 and open to trespass. In the rear door was where it  
9 was open, broken windows, boarded windows over some,  
10 overgrown, siding falling off, the whole home was  
11 stripped, graffiti, animal carcass in the home, gas  
12 meter was gone, electric meter was on. The electric  
13 service was gone is what it says.

14           This property is being recommended placement  
15 onto the demolition list.

16           HEARING OFFICER: So ordered.

17           293 Clifford Street.

18           MR. KLOPOCINSKI: 293 Clifford Street,  
19 directly across the street. This was posted on 9-25 of  
20 '14, vacant, open to trespass, debris, broken windows,  
21 front door was open, the roof was leaking, debris, the  
22 ceiling was falling in, the roof was rotted, overgrown,  
23 debris, unkempt, broken glass, lack of railing on rear  
24 steps, the electric service was cut.

25           The Building Department -- oh, there was --

1           there was a major amount of debris in the front yard.

2                   Building Department is recommending placement  
3           onto the demolition list.

4                   HEARING OFFICER:   So ordered.

5                   318 Clifford Street.

6                   MR. KLOPOCINSKI:   318 Clifford Street.   This  
7           property was posted 9-25 of '14.   It was found vacant  
8           and open to trespass.   This property, very severe fire  
9           damage, the home is nonexistent, it's gone.   It's  
10          overgrown, debris, unkempt.   The electric service, of  
11          course, is gone, the gas and electric are gone.  
12          It's -- it's really just a pile of rubble.

13                   The -- we are recommending placement onto the  
14          demolition list.

15                   HEARING OFFICER:   So ordered.

16                   81 Colgate Avenue -- West Colgate Avenue.

17                   MR. KLOPOCINSKI:   81 West Colgate Avenue.

18          This property was posted 9-25 of '14.   It was found  
19          vacant, severe fire damage at the home, the garage door  
20          was open -- the garage was open to trespass, the second  
21          floor windows are missing, melted vinyl siding,  
22          probably from the fire, overgrown, debris, unkempt,  
23          broken windows, the gas meter was present, the electric  
24          meter was gone.

25                   The Building Department is recommending



1 placement onto the demolition list.

2 HEARING OFFICER: So ordered.

3 99 Dwight Avenue.

4 MR. KLOPOCINSKI: 99 -- oh, I got 80 Edison.

5 MR. KOLBE: 80 Edison is the next one.

6 MR. KLOPOCINSKI: Did we do 99 Dwight?

7 I think we did 169 Dwight.

8 HEARING OFFICER: 169 Dwight.

9 MR. KLOPOCINSKI: Is that what you said?

10 HEARING OFFICER: No, we did 169 earlier.

11 MR. KLOPOCINSKI: You said 99 Dwight?

12 HEARING OFFICER: I called 99 Dwight.

13 MR. KOLBE: Yeah, here it is.

14 MR. KLOPOCINSKI: Oh.

15 MR. KOLBE: I'm sorry.

16 MR. KLOPOCINSKI: 99 Dwight. This property  
17 was posted 9-25 of '14. This property was found  
18 vacant, the interior destroyed, broken windows, open to  
19 trespass in the rear door, many broken windows, the  
20 interior was trashed, bricks falling off, overgrown,  
21 debris, unkempt, bricks falling off of the home, gas  
22 meter was gone, electric meter off.

23 The Building Department is recommending  
24 placement onto the demolition list.

25 HEARING OFFICER: So ordered.

1                   80 Edison Street.

2                   MR. KLOPOCINSKI: 80 Edison posted 9-24 of  
3                   '14. This property was found vacant and fire-damaged,  
4                   windows broken and open, rear of the house is badly  
5                   damaged from the fire, it's found overgrown, debris,  
6                   unkempt, broken windows, there's graffiti, the rear  
7                   porch is falling off, the front porch foundation is  
8                   crumbling, gas meter's gone, electric meter gone.

9                   The Building Department is recommending  
10                  placement onto the demolition list.

11                  HEARING OFFICER: So ordered.

12                  42 Franklin Boulevard.

13                  MR. KLOPOCINSKI: 42 Franklin Boulevard.  
14                  This property was posted 9-24 of '14. This property at  
15                  its original posting of 2-4-13 was found dilapidated  
16                  and rotten components, the rotted roof and fascia and  
17                  soffits, the brick was crumbling, under a rotted  
18                  substructure, the garage roof was deteriorated,  
19                  possible work was being done without permits.

20                  Since, there has been a Property Maintenance  
21                  Inspection pulled, applied for, building permits,  
22                  historical approval was granted, building approval is  
23                  forthcoming.

24                  The Building Department is recommending  
25                  postponement until the January meeting while permit is

1 being approved. This is a property in a historical  
2 district.

3 HEARING OFFICER: Yeah, it looks -- what kind  
4 of shape is it in?

5 MR. KOLBE: The interior is in great shape.  
6 It's basically the bulk is the exterior of the house  
7 had some major issues to it.

8 HEARING OFFICER: It's a nice house, yeah.

9 MR. KOLBE: And he pulled his permit but he  
10 had to get historical approval for the roof, et cetera.  
11 And they just granted that. Now his application is  
12 being reviewed by the Building Department and probably  
13 will be issued later this week.

14 HEARING OFFICER: Okay. So postpone it until  
15 January?

16 MR. KOLBE: Yeah.

17 HEARING OFFICER: 560 Harvey Avenue.

18 MR. KLOPOCINSKI: 560 Harvey Avenue. This  
19 property was posted 9-25 of '14. That's found vacant,  
20 overgrown, unkempt, so overgrown you can't see it from  
21 the street. Neighbors said the kids -- or kids are in  
22 the home every night, extremely overgrown, as I said,  
23 siding coming off, debris, broken windows, gas meter  
24 gone, electric meter was on.

25 The Building Department is recommending

1 placement onto the demolition list.

2 HEARING OFFICER: So ordered.

3 578 Harvey Avenue.

4 MR. KLOPOCINSKI: 578 Harvey Avenue. This  
5 property was posted 9-25 of '14. It was found vacant,  
6 unkempt and dilapidated. It -- the house is boarded  
7 up, the chimney's collapsing, overgrown, debris,  
8 unkempt, retaining wall collapsing, railing missing  
9 from front steps. I believe I said chimney crumbling.

10 The Building Department is recommending  
11 placement onto the demolition list.

12 HEARING OFFICER: So ordered.

13 657 Homestead.

14 MR. KLOPOCINSKI: 657 Homestead. This  
15 property was posted 9-24 of '14. It was found vacant  
16 and boarded up, broken windows, debris in the yard,  
17 overgrown, unkempt, broken windows.

18 This property is being recommended by the  
19 demo -- by the Building Department to be put onto the  
20 demolition list.

21 HEARING OFFICER: So ordered.

22 178 Hughes Avenue.

23 MR. KLOPOCINSKI: 178 Hughes Avenue. This  
24 property was posted 9-24 of '14. This property was  
25 vacant, porch collapsing, was found overgrown, debris,

1           unkempt, no railing on the front porch, work done  
2           without permits. It did have a "For Sale" sign on the  
3           front yard. I believe it was, I believe, an abandoned  
4           vehicle, also, in the driveway.

5                     The Building Department is recommending  
6           placement onto the demolition list.

7                     HEARING OFFICER: So ordered.

8                     338 West Huron Street.

9                     MR. KLOPOCINSKI: 338 West Huron Street.

10           This property was posted on 9-24 of '14. It was found  
11           vacant, open to trespass in the front door, wide open.  
12           It was severely fire-damaged. The doors and windows  
13           were all open, overgrown, debris, unkempt, ceiling  
14           falling in.

15                     The City's Building Department is  
16           recommending placement onto the demolition list.

17                     HEARING OFFICER: So ordered.

18                     72 Kimball Street.

19                     MR. KLOPOCINSKI: 72 Kimball Street. This  
20           property was posted on 9-26 of '14. This property was  
21           found -- was posted the first time 9-25 -- no, 3-27 of  
22           '13, it was found vacant, unkempt and damaged. The  
23           side windows were broken at that time, it has since  
24           been fixed. The windows and the interior water damage  
25           has been fixed. Unkempt, no railings on porch, debris

1 on the property.

2 Permits have since been pulled.

3 Maintenance -- Property Maintenance pulled on 4-9 of  
4 '13. The inspection determined all permits were  
5 needed. All permits were pulled. Rough electrical,  
6 mechanical and plumbing passed. All permits have since  
7 expired. Last inspection was in February of 2014.

8 We're recommending placement onto the  
9 demolition list due to lack of progress.

10 HEARING OFFICER: So ordered.

11 77 Maines Street.

12 MR. KLOPOCINSKI: 77 Maines Street. This  
13 property was posted 9-24 of '14. It was found vacant,  
14 the garage was open to trespass, broken windows --  
15 broken windows, garage open to trespass, front steps  
16 and railing rotted and falling off porch, overgrown,  
17 debris, unkempt. There was a great amount of debris in  
18 the yard and on the driveway. The electric and gas  
19 meter were on the home but I believe both were off.

20 The Building Department is recommending  
21 placement onto the demolition list.

22 HEARING OFFICER: So ordered.

23 94 Mark.

24 MR. KLOPOCINSKI: 94 Mark. This property was  
25 found vacant. It was posted on 9-24 of '14, the siding

1 was being stripped, the front steps were crumbling, it  
2 was found overgrown and unkempt, the electric meter was  
3 on, a major amount of overgrowth in the front.

4 This property is being placed on -- or  
5 recommended to be placed on the demolition list by the  
6 Building Department.

7 HEARING OFFICER: So ordered.

8 70 South Marshall Street.

9 MR. KLOPOCINSKI: 70 South Marshall Street.

10 This property was posted on 9-24 of '14. It was found  
11 open to trespass and vacant. The rear window was open  
12 to trespass, broken windows, the siding, the stucco  
13 siding was missing, overgrown, debris, unkempt, gas  
14 meter gone, electric meter gone, full of debris on the  
15 inside of the home.

16 The Building Department's recommending  
17 placement onto the demolition list.

18 HEARING OFFICER: So ordered.

19 57 Michigan Avenue.

20 MR. KLOPOCINSKI: 57 Michigan Avenue. This  
21 property was posted 9-24 of '14. This property was  
22 vacant, open to trespass in the front door, windows  
23 broken, front steps rotted, overgrown, debris, unkempt,  
24 broken windows, water running in the basement. Oakland  
25 County Water was called to shut it off. The gas meter

1 was on. The electric meter was on. I do believe  
2 people were living here under a year ago. The inside  
3 of the home is now destroyed with -- full of trash.

4 The Building Department is recommending  
5 placement onto the demolition list.

6 HEARING OFFICER: So ordered.

7 557 East Montcalm Street.

8 MR. KLOPOCINSKI: 557 East Montcalm Street  
9 posted 9-25 of '14. This property was found vacant,  
10 abandoned, overgrown, unkempt, it was open to trespass,  
11 missing and broken windows, siding missing, windows  
12 missing, boarded up and busted out, overgrown, debris,  
13 unkempt, large second floor windows missing, the  
14 ceiling was missing in parts, gas meter and electric  
15 meter were gone.

16 This property -- or the Building Department  
17 is recommending this property be put onto the  
18 demolition list.

19 HEARING OFFICER: Was somebody fixing this  
20 up? It looks like somebody was doing a lot of work  
21 there.

22 MR. KLOPOCINSKI: There was a fire in the  
23 property and, yeah, they -- I think they were, without  
24 permits, planning on fixing it and then we tried  
25 contacting them and they never --



1 HEARING OFFICER: Never --

2 MR. KLOPOCINSKI: -- seemed to answer.

3 HEARING OFFICER: Yeah?

4 MR. KLOPOCINSKI: Yeah.

5 HEARING OFFICER: Placement on the demo list.  
6 355 North Paddock Street.

7 MR. KLOPOCINSKI: 355 North Paddock Street.

8 This property was posted 9-24 of '14. It was found  
9 vacant and open to trespass with missing windows. The  
10 front porch steps are collapsing, the brick on the  
11 front is collapsing, the siding's being stripped, it  
12 was found overgrown with debris, unkempt, broken  
13 windows, the gas meter -- well, the electric meter was  
14 gone.

15 The Building Department's recommending  
16 placement onto the demolition list.

17 HEARING OFFICER: So ordered.

18 180 West Pike Street.

19 MR. KLOPOCINSKI: 180 West Pike Street. This  
20 property was posted 9-24 of '14. It was first posted  
21 4-12 of '13. At that time, it was found vacant,  
22 boarded up by federal programs years ago. The roof was  
23 rotted, steps were crumbling, it was found unkempt.  
24 There was work being done without permits, no gas and  
25 no electric meters. There was a dumpster on site at

1 one time and it was being moved -- or it was being  
2 cleaned.

3 This property, there was a Property  
4 Maintenance pulled on 2-13 of '13. All permits were  
5 required, a total rehab. All trade permits expired 6-1  
6 of '14. No inspections have been called in. This  
7 really is a beautiful home. Somebody just seemed to  
8 have walked away from it.

9 We're recommending -- the Building Department  
10 is recommending placement onto the demolition list due  
11 to lack of progress.

12 HEARING OFFICER: So ordered.

13 It's amazing that somebody would go through  
14 all that trouble and then walk away.

15 MR. KLOPOCINSKI: All that brick work on that  
16 house, stone work.

17 HEARING OFFICER: 107 Pingree Avenue.

18 MR. KLOPOCINSKI: 107 Pingree Avenue. This  
19 property was posted 9-26 of '14. It was found vacant,  
20 dilapidated, unkempt. This property was open on the --  
21 in the side door, abandoned vehicles on the property,  
22 rotted roof, porch ceiling falling in, overgrown,  
23 debris, unkempt, broken windows, garage collapsing,  
24 basement was flooded, fascia rotted and falling off,  
25 siding falling off.

1                   The Building Department's recommending  
2 placement onto the demolition list.

3                   HEARING OFFICER: So ordered.

4                   723 Portland Street.

5                   MR. KLOPOCINSKI: 723 Portland Street. This  
6 property was posted 9-26 of '14. It was found vacant,  
7 unkempt, full of debris, the soffits were falling off,  
8 overgrown, debris, unkempt, gas meter was present, the  
9 service line to the electric was cut.

10                  The Building Department is recommending  
11 placement onto the demolition list.

12                  HEARING OFFICER: So ordered.

13                  322 Prospect.

14                  MR. KLOPOCINSKI: 322 Prospect. This  
15 property was posted 9-25 of '14. It was found vacant  
16 and unkempt, doors and windows boarded by the owner.  
17 This property was overgrown, debris, gas meter was on,  
18 electric meter was missing.

19                  The Building Department is recommending  
20 placement onto the demolition list.

21                  HEARING OFFICER: So ordered.

22                  22 Rosshire Court.

23                  MR. KLOPOCINSKI: 22 Rosshire Court. This  
24 property was posted 9-24 of '14. It was found vacant,  
25 without water service. The rotta (sic) was -- the

1 fascia was rotted, overgrown, unkempt.

2 The Building Department is recommending  
3 placement onto the demolition list.

4 HEARING OFFICER: So ordered.

5 28 Rosshire Court.

6 MR. KLOPOCINSKI: 28 Rosshire Court. This  
7 property was posted 9-24 of '14, was found vacant,  
8 dilapidated, no water service. The windows were  
9 boarded, the fascia rotted, overgrown, unkempt.

10 The Building Department has recommended  
11 placement onto the demolition list.

12 HEARING OFFICER: So ordered.

13 30 Rosshire Court.

14 MR. KLOPOCINSKI: 30 Rosshire Court. This  
15 property was posted 9-24 of '14. It was found vacant,  
16 with no water service, the front door -- the door wall  
17 was boarded, rotted fascia, overgrown, unkempt, no deck  
18 or steps on rear -- no steps to the -- on the rear  
19 deck, loose electrical conduit, the siding and window  
20 replacement was done without permits.

21 The City -- the Building Department is  
22 recommending placement onto the demolition list.

23 HEARING OFFICER: So ordered.

24 32 Rosshire Court.

25 MR. KLOPOCINSKI: 32 Rosshire Court. This

1 property was posted 9-24 of '14. It was found vacant,  
2 with no water service, the rear windows are boarded,  
3 rotted fascia and roof, overgrown, unkempt, no rear  
4 steps, siding falling off.

5 The Building Department is recommending  
6 placement onto the demolition list.

7 HEARING OFFICER: So ordered.

8 34 Rosshire Court.

9 MR. KLOPOCINSKI: 34 Rosshire Court. This  
10 property was posted 9-24 of '14. It was found vacant,  
11 no water service, rear windows were boarded, the rotted  
12 fascia, overgrown, unkempt, the gas meter was present,  
13 the electric meter, I think, was gone.

14 The Building Department is recommending  
15 placement on the demolition list.

16 HEARING OFFICER: So ordered.

17 38 Rosshire Court.

18 MR. KLOPOCINSKI: 36 I have. Do we have 38?

19 MR. BYRWA: I have 36.

20 MR. KLOPOCINSKI: Let me grab 38. One  
21 moment. Let's do 38 first.

22 Okay. 38 Rosshire Court. This property was  
23 posted 9-24 of '14. It was found vacant, with no water  
24 service, rear door and windows were boarded, rotted  
25 fascia, overgrown, unkempt, gas meter was gone,

1 electric meter gone.

2 This property is being recommended placement  
3 on the demolition list.

4 HEARING OFFICER: So ordered.

5 Did I skip 36?

6 MR. BYRWA: Yeah. We have 36 now.

7 HEARING OFFICER: Okay. 36 Rosshire Court.

8 MR. BEACH: Yeah, there's 36.

9 MR. KLOPOCINSKI: 36 Rosshire Court. This  
10 property was posted 9-24 of '14. It was found vacant,  
11 with no water service, rear door and windows were  
12 boarded, rotted fascia, overgrown, unkempt, gas meter  
13 on, electric meter on.

14 It's being recommended placement onto the  
15 demolition list.

16 HEARING OFFICER: So ordered.

17 411 Saginaw Street.

18 MR. KLOPOCINSKI: 41 North -- 411 Saginaw  
19 Street. This property was posted on 9-24 of '14. It  
20 was found vacant and open to trespass at the side door.  
21 It was found overgrown, debris, unkempt, broken  
22 windows, gas meter was present, really a nuisance, open  
23 to trespass. I believe it was in very, very poor  
24 condition, destroyed inside.

25 The Building Department is recommending

1 placement on the demolition list.

2 HEARING OFFICER: So ordered.

3 579 South Sanford Street.

4 MR. KLOPOCINSKI: 579 South Sanford Street.

5 This property was posted 9-25 of '14. It was found  
6 vacant, open to trespass, dilapidated, open to trespass  
7 in the rear door and the windows, the roof leaks,  
8 rotted roof, eaves and fascia rotted, garage  
9 collapsing, overgrown, debris, unkempt, broken windows,  
10 gas meter was present, electric meter's off.

11 The Building Department's recommending  
12 placement onto the demolition list.

13 HEARING OFFICER: So ordered.

14 252 Seward, Seward.

15 MR. KLOPOCINSKI: 252 Seward. This property  
16 was found vacant and dilapidated. It was posted 9-25  
17 of '14. It was open to the elements due to broken  
18 windows, siding being stripped, fascia falling off,  
19 interior gutted, overgrown, front retaining wall  
20 crumbling and unsafe, broken windows, fascia falling  
21 off.

22 The Building Department recommends placement  
23 onto the demolition list.

24 HEARING OFFICER: So ordered.

25 113 Starlite Lane.

1           MR. KLOPOCINSKI: 113 Starlite Lane. This  
2 property was posted 9-26 of '14. It was found vacant  
3 and dilapidated, interior had been damaged by frozen  
4 pipes. It was found unkempt, the gas meter was on,  
5 electric meter on. A Property Maintenance scheduled  
6 for 7-10 of '14.

7           Recommend placement onto the demolition list  
8 due to lack of activity.

9           HEARING OFFICER: I'm curious. The next one  
10 also, 115 Starlite, is -- these are attached units,  
11 again. And they don't look bad from the outside.  
12 What --

13          MR. KLOPOCINSKI: There was a what's -- the  
14 mold report. What, there was a mold report submitted  
15 or we were asking for one?

16          MR. KOLBE: They were asking for it. The  
17 heat went off in the units. The plumbing went all over  
18 the place and caused major damage to both of them,  
19 actually, but one in particular. And there's --  
20 there's nothing going on with them. These are two  
21 units by themselves. I think probably it was the  
22 sales -- the models to the complex.

23          HEARING OFFICER: So it's just a two-unit --

24          MR. KOLBE: Yeah. No one was living in those  
25 two units.



1 HEARING OFFICER: Okay.

2 MR. KLOPOCINSKI: What one was that we just  
3 did, 115?

4 HEARING OFFICER: 113. So placement on the  
5 demolition list.

6 MR. KLOPOCINSKI: Now 115.

7 HEARING OFFICER: Now 115 Starlite Lane.

8 MR. KLOPOCINSKI: 115 Starlite Lane. This  
9 property was posted 9-26 of '14. It was found vacant  
10 and dilapidated, interior was damaged due to frozen  
11 pipes. We required a mold report. It was found  
12 unkempt. A Property Maintenance Inspection scheduled  
13 7-10 of '14.

14 We recommend demolition due to lack of action  
15 and permits.

16 HEARING OFFICER: So ordered.

17 23 Tacoma Court.

18 MR. KLOPOCINSKI: 23 Tacoma Court. This  
19 property was posted 9-26 of '14. It was found vacant,  
20 open to trespass, unkempt, dilapidated, it was open to  
21 trespass through the garage into the house, broken  
22 windows, furnace was missing, gutters falling off,  
23 overgrown, debris, unkempt, broken windows, front  
24 railing missing, water heater and furnace gone.

25 The Building Department recommends placement

1 onto the demolition list.

2 HEARING OFFICER: So ordered.

3 83 West Tennyson.

4 MR. KLOPOCINSKI: 83 West Tennyson. This  
5 property was found vacant, dilapidated, unkempt and  
6 damaged, broken windows, garage door, it was open to  
7 trespass, the siding was falling off, overgrown,  
8 debris, unkempt, broken windows, water in basement,  
9 maybe four feet of water. There had been squatters in  
10 the home before.

11 The Building Department recommends placement  
12 onto the demolition list.

13 HEARING OFFICER: So ordered.

14 47 Thorpe Street.

15 MR. KLOPOCINSKI: 47 Thorpe Street. This  
16 property was found -- was posted 9-25 of '14. It was  
17 found vacant, siding falling off, front porch was not  
18 to code, overgrown, unkempt, siding and soffits falling  
19 off, work being done without permits, there was a new  
20 gas meter, the electric meter was there but off. It  
21 looks like the rear garage has a few problems with the  
22 roof.

23 We are recommending placement onto the  
24 demolition list.

25 HEARING OFFICER: So ordered.

1                   334 Wesson Street.

2                   MR. KLOPOCINSKI: 334 Wesson Street. This  
3 property was posted 9-24 of '14. The front -- it was  
4 open to trespass in the front and rear door, broken  
5 windows, the garage was open, the roof was rotted,  
6 trees growing in gutters, overgrown, debris, unkempt,  
7 no front step railings, rear steps rotted, ceiling  
8 falling in in the home, a large amount of debris in the  
9 home.

10                   The Building Department recommends placement  
11 onto the demolition list.

12                   HEARING OFFICER: So ordered.

13                   And the last one I have tonight,  
14 45801 Woodward Avenue.

15                   MR. KLOPOCINSKI: 45801 Woodward Avenue  
16 posted 9-25 of '14. This property was found vacant at  
17 its first posting last March 27th of '14. It was found  
18 work being done without permits, unfinished, boarded  
19 windows. There was debris, it has since been removed.  
20 It was found unkempt. The gas meter was on. The  
21 electric meter is not exposed. Applied for permit.  
22 Plans and specs received and being reviewed by the  
23 Building Department.

24                   We're recommending postponement until the  
25 January Hearing Officer meeting.

1 HEARING OFFICER: Okay. So this case will be  
2 postponed until January 2015.

3 I think we still have a schedule to set.

4 MR. KOLBE: Yes. And there should be one in  
5 front of you. Basically, it's January, April, July and  
6 October. They basically hit the second Wednesday of  
7 the month, as they typically -- however, January is  
8 not. Posting would be over the New Years' holiday  
9 weekend so that was moved back one week. So it would  
10 be the third Wednesday of the month.

11 HEARING OFFICER: Okay. So the meetings  
12 scheduled for 2015 is January 21, 2015, April 8th,  
13 2015, July 8th, 2015 and October 14th, 2015?

14 MR. KOLBE: Correct.

15 HEARING OFFICER: So that's -- do I order  
16 that set?

17 MR. KOLBE: If you can meet that schedule.

18 HEARING OFFICER: That will be the schedule  
19 for 2015.

20 MR. KOLBE: Thank you.

21 HEARING OFFICER: Unless there's other  
22 activity, I think that concludes tonight's meeting.

23 (Meeting was concluded at 7:09 p.m.)


24 \* \* \* \*

25

C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (181) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date



\_\_\_\_\_  
Mona Storm  
CSR-4460



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