Property Maintenance Appeals Board Members: James Lang – Chair, Steven Andersen – Vice Chair, Kim Cowman, Shawn Deane, Joseph Dore, Jeffrey Ehler, Jay Palu, Gerald Reimer and Jerry Standerford.

Certification of Publication: Board Secretary certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Thursday, December 28, 2017 notice re: Property Maintenance Appeals Board meeting, Thursday, January 4, 2018.

I. Roll call:

Members Present:
Steve Andersen - Vice-Chair  
Kim Cowman  
Shawn Deane  
Joseph Dore  
Jeffrey Ehler  
James Lang - Chairman  
Jay Palu  
Gerald Reimer  
Jerry Standerford

Others Present:
Jay Davis, Assistant Director - Permit & Inspections  
Stacy Hultquist, City Law  
Carrin Meadows, Board Secretary  
Yvonne Barna, Housing Inspector  
Wade Pease, Housing Inspector  
Todd Shearer, Housing Inspector

II. Approval of December 7, 2017 minutes:

Mr. Steve Andersen motioned to APPROVE the minutes of the December 7, 2017 meeting. Second by Mr. Gerald Reimer.

AYES: Andersen, Cowman, Deane, Dore, Ehler, Lang, Palu, Reimer, Standerford

MOTION CARRIED: APPROVED: 9-0

III. Cases:

<table>
<thead>
<tr>
<th>Case No. 17-82 (From 12/07/2017)</th>
<th>LOCATION: 5091 S 107 St</th>
<th>CASE: 16-01130TS</th>
</tr>
</thead>
</table>

Mr. Todd Shearer appeared before the Board on behalf of the City of Omaha. Mr. Shearer provided the board members with a recap that this case was a layover from December 7, 2017. Mr. Shearer stated during the layover the owner was advised to get the property cleaned up and remove the deck. Mr. Shearer stated this dwelling has been written up for some time and the Department of Health and Human Services is also involved with this property. Mr. Shearer stated that he has tried to contact the owner through phone and leaving business cards on the door and has had no contact from the owner. Mr. Shearer
presented pictures (Exhibit 2) in which he took Tuesday, January 2, 2018. Mr. Shearer stated that nothing has been fixed and the dwelling continues to deteriorate.

Mr. James Lang questioned whether Mr. or Mrs. Robert Greene were present. Neither Mr. nor Mrs. Robert Greene were present.

Mr. Shearer stated that a vacate order has been assigned to the property and sent to Mr. and Mrs. Robert Greene.

Mr. Lang asked what the City was recommending. Mr. Shearer stated his recommendation would be to deny the appeal.

Mr. Steve Andersen shared with the Board members that he contacted Mr. Greene on December 8, 2017 and provided him with Mr. Ed Thiele’s with Habitat for Humanity’s contact information. During this call Mr. Andersen explained to Mr. Greene how Habitat for Humanity has programs in which could assist with fixing up the property. Mr. Andersen stated that Mr. Greene thanked him for the information and said that he was going to contact Mr. Thiele in regards to these programs.

It was stated that Mr. Shawn Deane also provided Mr. Greene with three different agencies at the December meeting in which Mr. Greene could contact which could be of assistance with repairing the property.

Ms. Kim Cowman made a motion to DENY the appeal. Mr. Joseph Dore second the motion.

Mr. Andersen questioned what happened if the Board denied the case since there was a vacate order. Mr. Jay Davis stated that the house would be vacated. Mr. Shearer then stated the next step would be he would post a Danger Closed placard on the property tomorrow and that he would notify the police department. Mr. Doré then questioned if Mr. Greene would be able to appeal the order. Mr. Shearer explained since the November meeting was cancelled the vacate order had already been extended an additional 60-days until the December meeting and then he was given a layover of 30-days to today’s meeting. Mr. Gerald Reimer questioned whether the vacate order was being initiated by the Board or the City. Mr. Shearer stated the City initiates the vacate order. Mr. Reimer then reinstated that the Board is not voting on whether to vacate or not but simply denying the request for an appeal of the time given to fix up the property. Mr. Jay Davis then explained how the Board granted a layover and since Mr. Greene did not comply he has lost his recourse with the Board.

A discussion started about how Mr. Greene was not present at the meeting today, he did not board up the sliding glass door, nor did he remove the deck or clean up the property. Mr. Shearer also pointed in the pictures (Exhibit 2) he presented to the Board earlier today that were taken on Tuesday, January 2, 2018 the snow on the ground is all packed down to the backyard, which confirms he is at the property.

Mr. Andersen confirmed the motion on the table was a DENIAL of the appeal. Mr. Lang requested roll call.

AYES: Andersen, Cowman, Deane, Dore, Ehler, Lang, Palu, Reimer, Standerford

MOTION CARRIED: DENIED: 9-0
Case No. 18-01
Ashley Kuhn
4506N56, LLC
105 N 31 Ave Suite 100
Omaha, NE 68131

LOCATION: 4606 N 56 St
CASE: 17-00898SA

Mr. Todd Shearer appeared before the Board for Inspector Steve Andersen on behalf of the City of Omaha. Mr. Shearer provided the Board with the information this property was once a bowling alley and then a church on Ames Street. He also stated that this property was open and vacant and when Inspector Andersen requested the owners to board up the property they complied. Mr. Shearer also stated that the property owners are in the process of requesting the needed funding to complete this property renovation into an Innovation Center. Inspector Andersen’s recommendation according to Mr. Shearer is 6-month layover.

Mr. Davis stated that the paperwork in which the property owner submitted to the City does include an application for TIF money.

Mr. Jay Palu asked whether there would be a change of occupancy. Mr. Shearer stated that this property would need to have plans submitted and that they would need to apply for a Certificate of Occupancy which would then initiate inspections from fire, plumbing, building, mechanical and electrical.

Mr. Steve Andersen asked what Mr. Davis recommended. Mr. Davis recommended a 6-month layover.

Mr. Palu made a motion to APPROVE a 6-month layover. Mr. Andersen second the motion.

AYES: Andersen, Cowman, Deane, Dore, Ehler, Lang, Palu, Reimer, Standerford

MOTION CARRIED: APPROVED: 9-0

Case No. 18-02
Fernando Gonzalez
2206 Barbara Ave
Bellevue, NE 68147

LOCATION: 2453 S 18 St.
CASE: 16-01840WP

Mr. Jesus Perez from the City of Omaha Planning and Permits Department appeared before the Board as a translator for Fernando Gonzalez.

Mr. Wade Pease appeared before the Board on behalf of the City of Omaha. Mr. Pease stated that there are two houses on this property, 2451 S 18 Street and 2453 S 18 Street, which were in very poor condition and Mr. Fernando Gonzalez has been working on both houses. Mr. Pease stated that 2453 S 18 Street basically has not been touched except for some foundation work, demolition and the house has been gutted. Mr. Pease stated that 2451 S 18 Street is in much better condition than it was. Electrical and plumbing permits have been pulled on 2451 S 18 Street. Mr. Pease is recommending a layover with the conditions all permits for 2451 S 18 Street are approved in an appropriate amount of time, 2451 S 18 Street is completed prior to the 6 months and all proper permits are taken out for 2453 S 18 Street.

Mr. James Lang asked Mr. Fernando Gonzalez if he understood what the City was expecting. Mr. Jesus Perez translated for Mr. Gonzalez what Mr. Pease and the Board were requesting. Mr. Perez stated that Mr. Gonzalez asked if he could pull the permits today. Mr. Perez then stated that he explained to Mr. Gonzalez that he may not be able to pull the permits today because he may need to submit plans for the work that he is going to be doing. Mr. Lang then asked if Mr. Gonzalez believed he could complete the
expectations of the Board with in the 6 month period of time. Mr. Gerald Reimer then explained what a layover was and how the property violations would not have to be completed but certain expectations would need to be met. Mr. Reimer then explained how Mr. Gonzalez would return in 6 months. Mr. Perez then explained to Mr. Gonzalez the expectations are all permits for 2451 S 18 Street are approved in an appropriate amount of time, 2451 S 18 Street is completed prior to the 6 months and all proper permits are taken out for 2453 S 18 Street.

Mr. Joseph Dore made a motion to APPROVE a 6-month layover with the stipulation the correct permits are pulled. Mr. Steve Andersen second the motion.

AYES: Andersen, Cowman, Deane, Dore, Ehler, Lang, Palu, Reimer, Standerford

MOTION CARRIED: APPROVED: 9-0

<table>
<thead>
<tr>
<th>Case No. 18-03</th>
<th>LOCATION: 7510 Dodge St</th>
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<tbody>
<tr>
<td>University of Nebraska Foundation</td>
<td>CASE: 17-00943YB</td>
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<tr>
<td>Keith Miles</td>
<td>REQUEST: Appeal Notice of Property Violation- Extension</td>
</tr>
<tr>
<td>P.O. Box 82555</td>
<td>dated October 3, 2017.</td>
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<tr>
<td>Lincoln, NE 68501</td>
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</tbody>
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Mr. James Lang recused himself from this case.

Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated that this building is the old Best Buy and Bag N Save located off of 75th and Dodge. Ms. Barna stated this property has been vacant, but Best Buy’s lease did not conclude until December 31st. There is a security company assigned to the interior and exterior of the building. At one time there was a homeless encampment with in the property, but since the danger closed signs have been posted and the building has been secured this has not been an issue.

Ms. Jennifer Woodward appeared in front of the Board on behalf of Main Street Partners, which is the tenant for the property. Mr. Chet Poehling appeared on behalf of the University of Nebraska Foundation. Ms. Woodward stated Frontline Security patrols and monitors the property. Ms. Woodward also stated that there are security cameras which are video monitored and have motion sensors on the property and that there are cameras on the roof. Ms. Woodward stated that this property is part of the Crossroads Redevelopment plan.

Mr. Gerald Reimer also stated he has witnessed the homeless encampment consisting of tents set up in the back parking lot and questioned Ms. Woodward what could be done to eliminate this issue. Ms. Woodward stated that she would be sure to have the client take care of the situation and inform the security that this is not allowed. Mr. Reimer asked if a security fence could be installed. After a short conversation about a security fence being installed it was determined this could not be an expectation due to the traffic which drives through the parking lot to access Dodge Street.

Ms. Barna also requested that the water be shut off and that she is able to inspect the interior of the building. Ms. Woodward stated she would allow for Ms. Barna to inspect the interior of the building.

Ms. Kim Cowman began the discussion to approve a layover in order to allow for time for the new security company to address the issues and for Ms. Barna to inspect the interior of the building. Mr. Palu
continued the discussion on approving a layover based upon the fact that this is a new tenant. Mr. Palu also reiterated that during this time Ms. Barna would need access to inspect the interior of the building.

Mr. Palu motioned a 6-month LAYOVER with the condition that the building remains secure and Ms. Barna is allowed to inspect the interior of the building. Mr. Jeff Ehler second the motion.

AYES: Andersen, Cowman, Deane, Dore, Ehler, Palu, Reimer, Standerford

MOTION CARRIED: APPROVED: 8-0

IV. Adjourn:

Mr. Steve Andersen motioned to adjourn the meeting. Mr. Gerald Reimer second the motion.

AYES: Andersen, Cowman, Deane, Dore, Ehler, Palu, Reimer, Standerford

MOTION CARRIED: APPROVED: 8-0