Mr. Jim Lang called the meeting to order at 1:30 p.m. He informed the public that a notice of the meeting was published in the Daily Record. Mr. Lang stated that the Nebraska Open Meetings Law was in effect and that a copy was available in the room for review.

I. Roll call:

Members Present:
Steve Andersen - Vice-Chair
Shawn Deane
Joseph Dore
Jim Lang - Chairman

Members Absent:
Kim Cowman

Others Present:
Jay Davis, Assistant Director - Permit & Inspections
Jennifer Taylor, City Law
Carrin Meadows, Board Secretary
Steve Andersen, Housing Inspector
Yvonne Barna, Housing Inspector
Kevin Mulcahy, Housing Inspector
Wade Pease, Housing Inspector

II. Approval of September 7, 2017 minutes:

Mr. Gerald Reimer motioned to APPROVE the minutes of the September 7, 2017 meeting. Second by Mr. Joseph Dore.

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

MOTION CARRIED: APPROVED: 7-0

III. Cases:

<table>
<thead>
<tr>
<th>Case No. 16-17(From 9/01/2016 and 6/01/2017)</th>
<th>LOCATION: 3107 Charles St 15-01063RC Appeal New Owner Notice of Violation dated July 28, 2016.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Habitat for Humanity Ed Thiele 1701 N 24 St Omaha, NE 68110</td>
<td>REQUEST:</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>CASE: 15-01063RC</th>
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<th>REQUEST:</th>
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Mr. Kevin Mulcahy appeared before the Board on behalf of the City of Omaha. Mr. Mulcahy
presented the Board members with new photos of the outside of the property. Mr. Mulcahy
stated work has been progressing nicely at this location and almost everything has been
completed. Mr. Mulcahy stated they still need to get finals on some of the permits. Mr. Mulcahy
stated that he is recommending a 6-month extension.

Mr. Ed Thiele appeared on behalf of Habitat for Humanity. Mr. Thiele stated that the property
would be completed within the six months suggest by Mr. Mulcahy because there is a family
moving into the house.

Mr. Gerald Reimer motioned to APPROVE a 6-month extension. Second by Mr. Jay Palu.

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

MOTION CARRIED: APPROVED: 7-0

| Case No. 17-29 (From 4/06/2017, 5/04/2017, 6/01/2017 and 9/07/2017) | LOCATION: 2615 N 71 St
| Scott Bloemer Bel Fury Investment Group, LLC 15-01099SB P.O. Box 3747
| Mr. James Lang questioned whether Mr. Bloemer felt this property could be completed within the 90-days suggested by Mr. Benson. Mr. Bloemer believed the property could be completed within a 90-day extension. Mr. Lang reiterated what an extension was and what the expectations were if Mr. Bloemer was granted an extension. Mr. Bloemer stated that he understood the terms and conditions of an extension. Mr. Reimer asked what Mr. Jay Davis suggested. Mr. Davis suggested a 60-day extension, but would be in favor of a 90-day extension. | REQUEST: Appeal Notice of Violation Re-inspect dated August 24, 2015. |
Mr. Standerford made a motion to APPROVE a 90-day extension.

Mr. Steve Andersen questioned if the final inspection on the deck had been completed. Mr. Bloemer stated he thought it was completed. Mr. Andersen stated Mr. Bloemer needed to make sure the final inspection on the deck was approved because that was the reason this case was denied last month.

Mr. Reimer asked if there was heat in the building because if there was no heat the progress would be stalled. Mr. Bloemer stated that there should be heat. Mr. Reimer explained the progress of the location would be hindered if there is no heat within the building.

Mr. Jerry Standerford amended his motion to a 120-day extension. Second by Mr. Gerald Reimer.

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

MOTION CARRIED: APPROVED: 7-0

<table>
<thead>
<tr>
<th>Case No. 17-56 (From 7/06/2017)</th>
<th>LOCATION: 1263 S 15 St</th>
<th>CASE: 17-00138YB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sol Construction</td>
<td>Appeal Notice of Property Violation</td>
<td>Extension dated May 8, 2017</td>
</tr>
<tr>
<td>Imelda Onate</td>
<td></td>
<td></td>
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<tr>
<td>5008 Glasgow Ave</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bellevue, NE 68157</td>
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Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated she has not seen much improvement at this property since the July meeting. Ms. Barna stated there is a truck parked in the grass, loose construction materials all around the building, there is trash on the property and the grass has not been mowed. She also stated that she has not inspected the interior of the property because she does not have access inside.

Ms. Imelda Onate appeared on behalf of Sol Construction. Ms. Onate stated how there are two houses on one lot and she had submitted plans to the City, but the plans were denied. Ms. Onate stated that she thought she had done everything that she needed to do in order to split the lot into two separate lots. Ms. Onate stated that the plan was to renovate the house and sell it, but since there are two houses on the lot she will not be able to sell it.

Ms. Onate received the approved plans from the City about two weeks ago. Ms. Onate stated that she was waiting for the plans to be approved to begin the work on the house. Ms. Onate stated that the siding, windows and the exterior should be done within the next two weeks then they will start on the interior. Ms. Onate stated that the electrical permit should be pulled tomorrow to get the power turned on temporarily. Mr. Lang asked how long that they thought they needed to complete the house. Ms. Onate stated that the exterior should be done within 30-days and the interior within 3-months.

Mr. Palu asked if the property had stayed cleaned. Ms. Barna stated they were not keeping the property clean.

Mr. Lang asked what the City’s recommendation was. Ms. Barna and Mr. Davis both responded with deny.

Mr. Andersen asked about the permits that were pulled back in April for windows, soffits and gutters had a final inspection. Ms. Onate stated that they had not had a final inspection.
Mr. Reimer explained the process of what happens if the request is denied today to Ms. Onate. He continued with explaining on how the City could ticket Ms. Onate if the request is denied. Mr. Reimer also explained to Ms. Onate that even if the case is denied they are expected to continue working on the property. Mr. Reimer also explained since there is a demolition order on the house if no progress is made the City can demolish the house. Mr. Standerford continued the demolition process discussion in order to clarify to Ms. Onate the seriousness of a denial from the Board would be if they did not begin making progress on the house. Ms. Onate stated that she did understand the situation and that she is planning on getting the house fixed.

Mr. Steve Andersen motioned to DENY the request. Second by Mr. Joseph Dore.

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

MOTION CARRIED: DENIED: 7-0

<table>
<thead>
<tr>
<th>Case No. 17-57 (From 7/06/2017)</th>
<th>LOCATION: 4215 R St</th>
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</thead>
<tbody>
<tr>
<td>Michael Christensen</td>
<td>CASE: 17-00190YB</td>
</tr>
<tr>
<td>Omaha, NE 68106</td>
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</tbody>
</table>

Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated Mr. Michael Christensen was not in attendance today because he broke his foot. Ms. Barna stated that she was at the property on Tuesday and that Mr. Christensen was denied by Zoning to keep his security apartment. At this time Mr. Christensen is in the process of demolishing the security apartment since he was denied by zoning. Ms. Barna stated that it should take about two weeks for Mr. Christensen to demolish the unit. Ms. Barna recommended to deny the case because Mr. Christensen is not requesting more time and is complying with the demolition of the unit.

Mr. Steve Andersen motioned to DENY the request. Second by Mr. Gerald Reimer.

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

MOTION CARRIED: DENIED: 7-0

<table>
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<tr>
<th>Case No. 17-60 (From 7/06/2017)</th>
<th>LOCATION: 3003 S 9 St</th>
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</thead>
<tbody>
<tr>
<td>Arthur E. Woodcook</td>
<td>CASE: 16-01290YB</td>
</tr>
<tr>
<td>3003 S 9 St</td>
<td>16-01293YB</td>
</tr>
</tbody>
</table>

Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated Mr. Arthur Woodcook has scraped paint and filled in mortar. Ms. Barna also stated that the wood framed garage is in worse condition than it was at the last meeting.

Mr. Woodcock stated he knows he did not get done what was requested of him from the Board during the last meeting, but he has been working on the property. Mr. Woodcock stated the house is coming along and he would like more time, maybe a month or month and a half. Mr.
Woodcook stated that once he started scraping he found more problems he needed to fix which slowed his progress.

Mr. Andersen asked what the City’s recommendation was. Ms. Barna and Mr. Davis both responded deny.

Mr. Steve Andersen motioned to DENY the request. Second by Mr. Gerald Reimer.

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

MOTION CARRIED: DENIED: 7-0

Case No. 17-61 (From 8/03/2017)
Gregory Nowel
3329 Hickory St
Omaha, NE 68105

LOCATION: 2215 Mason St
CASE: 17-00151YB (Apartment)
17-00189YB (Multi-Family Dwelling)

Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated that she has not heard from the owner and she has not seen any work done on the property.

Mr. Gregory Nowel stated since the last meeting he got a realtor, had an offer on the property, and gave the tenants a 30-day notice. Mr. Nowel stated the person who agreed to purchase the property backed out last Friday. Mr. Nowel stated that he is back to trying to sell the property.

Mr. Andersen asked if a For Sale Sign had been placed on the property and if the yard had been mowed. Mr. Nowel stated that he did not have a For Sale Sign at the property since he had an agreement.

Mr. Steve Andersen motioned to DENY the request. Second by Mr. Gerald Reimer.

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

MOTION CARRIED: DENIED: 7-0

Case No. 17-69 (From 9/07/2017)
Robert M Ryan
RMR Property Group LLC
2411 O St
Omaha, NE 68107

LOCATION: 1303 Park Ave , 1303 1/2 Park Ave and 1305 Park Ave
CASE: 15-00874YB (1303 Park Ave)
15-00875YB (1303 1/2 Park Ave)
15-00876YB (1305 Park Ave)

Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated Mr. Robbie Ryan has been working on the property. Mr. Ryan vacated the buildings, police are keeping an eye on the property, there is a dumpster at the location and he is planning on putting up a fence around the property to secure it.
Mr. Robbie Ryan stated the vacate order of the tenants was for September 26th and the final tenant vacated on September 30th. Mr. Ryan said has towed cars off of the property, removed three dumpsters of trash and he is in the process of boarding up and securing the property. Mr. Ryan stated when the tenants moved out they threw their belongings out the windows and onto the yard, which made a huge mess in which he has been cleaning up. Mr. Ryan said as soon as he can get the dumpsters out he is going to be installing jersey barriers to block off the entrance into the parking lot. Mr. Ryan said a demolition contract is in place for the property at 2911 Poppleton, which is part of the development plan in which he is working on with these Park Avenue locations. Mr. Ryan continued on with how once he gets the property cleaned up he will be able to board up and secure it.

Mr. Dore asked whether Mr. Ryan had any progress on purchasing the last remaining property for the development project. Mr. Ryan stated that he has been in communication with the owner of the remaining property in which he wants to purchase for his development plan.

Mr. Andersen asked why the property had not been boarded up and secured and why there was not a security fence in place yet since those were the terms in which Mr. Ryan agreed to 30-days ago. Mr. Ryan stated these items were not completed because there were still tenants at the property until September 30th and that he could not board up or secure the property with tenants still living at the property. Mr. Reimer informed the Board of the experiences he has had with trying to vacate and secure buildings with in this part of town can take a little longer due to the financial situations of the tenants. Mr. Reimer also explained to the Board he has seen recently how Mr. Ryan is actively cleaning up and demolishing other properties with in this area of the City.

Mr. Andersen asked if there was a security guard on duty. Mr. Ryan stated that Signal 88 is providing security to the property.

Mr. Dore questioned how the Board should proceed with this property; should they put a pause on this property, does the Board grant an extension or a layover. Ms. Barna stated that she has a concern with winter coming that there will be people breaking into the property.

Mr. Gerald Reimer motioned to APPROVE a 6-month LAYOVER with the following conditions; a security fence around the property within 30-days, Signal 88 to monitor the property once per night, trash to picked up, property to be cleaned up and the snow to be plowed. Second by Mr. Shawn Deane.

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

MOTION CARRIED: APPROVED: 7-0

<table>
<thead>
<tr>
<th>Case No. 17-78 (From 9/07/2017)</th>
<th>LOCATION: 3132 N 47 Ave</th>
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<tbody>
<tr>
<td>Douglas Sarpy Investments</td>
<td>16-00447KM</td>
</tr>
<tr>
<td>P.O. Box 540982</td>
<td>Appeal Notice of Property Violation</td>
</tr>
<tr>
<td>Omaha, NE 68154</td>
<td>Extension dated September 16, 2016.</td>
</tr>
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Mr. Kevin Mulcahy appeared before the Board on behalf of the City of Omaha. Mr. Mulcahy stated this property has had major improvement in the past month; it has a building permit, a new roof, new siding and they will be replacing the gutters and windows.

Mr. Bob Proborski appeared before the Board on behalf of Douglas Sarpy Investments and stated that as of this morning the new gutters have been installed. Mr. Proborski apologized to
the Board for the condition of the property. He stated that he is a new landlord and did not
realize the severity of the violations on the property when he purchased it. Mr. Proborski
apologized to the Board for not attending last month’s meeting. He stated when he turned in his
application he was told by Code Enforcement that he missed the September deadline, thus he
was out of town and so he requested a layover until this month. Mr. Proborski stated he had
ordered the windows, but due circumstance beyond his control he had to order different
windows in which should be available within 4-6 weeks. Mr. Proborski there are a few more
items that need to be completed. They have pulled all of the volunteer trees, the vines growing
against the house, replaced the roof and the siding, torn down the fence and replaced two
doors.

Mr. Reimer asked how much more time Mr. Proborski needed to finish the property. Mr.
Proborski stated he would like 90-120 days, but he is waiting for his windows to be delivered.
Mr. Reimer then asked what the City’s recommendation was. Mr. Mulcahy and Mr. Davis both
stated they would recommend an extension.

Mr. Gerald Reimer motioned to APPROVE a 6-month extension. Second by Mr. Joseph Dore.

AYES: Andersen, Deane, Dore, Lang, Palu, Reimer, Standerford
MOTION CARRIED: APPROVED: 7-0

<table>
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<tr>
<th>Case No. 17-79</th>
<th>LOCATION: 1032 Atlas St</th>
<th>CASE: 15-01469WP</th>
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<tbody>
<tr>
<td>P.O. Box 540760</td>
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<tr>
<td>Omaha, NE 68154</td>
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Mr. Wade Pease appeared before the Board on behalf of the City of Omaha. Mr. Pease stated
that Mr. Chris Chavez was not be able to attend today’s meeting. Mr. Pease stated this is a total
remodel of a property damaged by a fire. When Mr. Chavez applied to the Board the property
was 75% complete. Mr. Pease stated he had an inspection of the property today and the
property is 99% complete and the only inspection needed is a final for electrical, which is
scheduled for tomorrow. Mr. Pease is recommending a 30-60 day extension.

Mr. Joseph Dore motioned to APPROVE a 1-month extension. Second by Mr. Steve Andersen.

AYES: Andersen, Deane, Dore, Lang, Palu, Reimer, Standerford
MOTION CARRIED: APPROVED: 7-0

<table>
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<tr>
<th>Case No. 17-80</th>
<th>LOCATION: 3920 U ST</th>
<th>CASE: 16-00019TS</th>
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<tbody>
<tr>
<td>3813 Joann Ave</td>
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<td>Bellevue, NE 68123</td>
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Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated
she had not been at the property, but Todd Shearer who is the inspector at this location is
recommending an extension of 90-days. Ms. Barna stated that there was work being done, but
over the summer the work came to a halt.
Mr. Tito Flores apologized to the Board and explained that he has been working on the property, but he has had to stop working on it for different periods of time due to his mother in Mexico being sick, hurting his shoulder and some contractors not showing up at the property or completing the work. Mr. Flores said that he is still working on the property and is asking for an extension of 60-days. Mr. Flores said that he put in a new roof, new windows and is working on drywall.

Mr. Reimer asked what the City’s recommendation was. Mr. Davis stated he would recommend a 90-day extension because of the circumstances and Mr. Flores does what he says he is going to do and is good to work with.

Mr. Steve Andersen motioned to APPROVE a 90-day extension. Second by Mr. Gerald Reimer.

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

MOTION CARRIED: APPROVED: 7-0

| Case No. 17-81 Carlos Rey & Rosa Marie Campos 5727 S 93 St Omaha, NE 68127 | LOCATION: 5727 S 93 St CASE: 17-00505TS REQUEST: Appeal Notice of Property Violation dated April 24, 2017 and Property Violation Extension dated July 17, 2017. |

Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated this is an owner occupied property. Ms. Barna stated this is one of Todd Shearer’s cases, but Ms. Barna worked with the owners just a few weeks ago when they came to the office with questions. During this time Ms. Barna explained the process for pulling permits, getting inspections and submitting plans to the City. Ms. Barna stated that the owners had many questions on the process, what was supposed to happen, what they needed to do to complete the violation list. Since this meeting a few weeks ago the owners have pulled permits, turned in plans to the City and now understand the permits process. Ms. Barna thinks the Board should give them a chance based on the facts that the City has not worked with them before and that they are working on the property.

Mr. Andersen asked if the owners understand that they will need inspections on the permits by the City. Mr. Carlos Rey and Ms. Rosa Marie Campos who are the owners stated they understand they have to have inspections on the work that is being done. Ms. Barna said some of the work has already been completed so they are going to have to open up walls for the inspectors to check out what they did.

Mr. Reimer asked how much of an extension they are requested. Ms. Barna said that Todd Shearer is recommending a 90-day extension, but if it took longer as long as progress was being made on the property and the owners stayed in contact with him he would be open to an additional amount of time.

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

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

MOTION CARRIED: APPROVED: 7-0
IV. Other Business:

Ms. Jennifer Taylor - Annual overview of statutory authority, responsibilities and board governances.

Ms. Jennifer Taylor from City Law Department distributed three packets of information to the Board members. The first packet was an executive order from Mayor Stothert from 2015. This packet of information outlines the responsibilities of City of Omaha Boards, Commissions and Authorities. The general purpose of the packet is to explain the rules, procedures and guidelines of the Board and its members. The packet also discusses the expectations of the Board members and what to do if there are concerns about how the Board operates. The second packet was a settlement agreement and release which was the justification required to create the Property Maintenance Appeals Board. This packet of information provides a better understanding of property owner’s rights and responsibilities, created a standard order of procedure for the housing inspectors and a standard code for the Board. The third packet of information is the Code Section that applies to the Property Maintenance Appeals Board. This section of the code outlines the composition of the Board, process of appointment of members, the terms of the members, the number of members needed for a quorum and removal of members from the Board.

A short discussion amongst the Board members, Ms. Taylor and Mr. Davis about how the Board meetings are managed, standard operating procedures and how the records of each case are retained within the City. The discussion continued about how this Board was created, how at the end of the day the overall goal is to get the properties cleaned and empower the owners to take responsibility of their property.

V. Adjourn:

Mr. Shawn Deane made a motion to adjourn the meeting at 3:00 pm. Mr. Joseph Dore second the motion.

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

MOTION CARRIED: APPROVED: 7-0