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, November 30, 2017 notice re: Property Maintenance Appeals Board meeting, Thursday, December 7, 2017.

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
Jennifer Taylor, City Law
Carrin Meadows, Board Secretary
Steve Andersen, Housing Inspector
Yvonne Barna, Housing Inspector
Roger Carroll, Housing Inspector
Kevin Mulcahy, Housing Inspector
Wade Pease, Housing Inspector
Todd Shearer, Housing Inspector

II. Approval of October 5, 2017 minutes: (No meeting in November.)

Mr. Joseph Dore motioned to APPROVE the minutes of the October 5, 2017 meeting. Second by Mr. Steve Andersen.

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

ABSTAIN: Cowman

MOTION CARRIED: APPROVED: 8-1-0

CASES:

<table>
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<tr>
<th>Case No.</th>
<th>LOCATION:</th>
<th>CASE:</th>
<th>REQUEST:</th>
</tr>
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Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated this is a layover case that during the previous meeting the owners were instructed to
install a construction fence and remove the wooden fence, which was done immediately. The owners were instructed to clean and maintain the property, in which they have continued to do. The owners have also done everything in which was requested and at this time no permits have been pulled.

Mr. Mike Peter appeared before the Board on behalf of Clarity Development. Mr. Peter stated this property is being redeveloped as a Low Income Housing Tax Credit Project. Mr. Peter stated they continue to maintain the property as they wait for the funding from the federal low-income housing and tax credits to be approved. Mr. Peter presented letters to the Board from the Historical Society (See exhibit 2) showing the progress they have made. Mr. Peter then stated that they have finished part one and part two of the process and now they are waiting on the application for federal funding in order to proceed with the development of the project. Mr. Peter requested a 6-month layover.

Mr. James Lang asked if the city had a recommendation. Ms. Barna stated she would support a 6-month layover in order to allow Clarity Development the time they need to secure the funding. Ms. Barna stated that they have been receptive of her phone calls, they have maintained the property and continue to do what is requested of them when asked, for example, they were informed a part of the fence was broken and they fixed it. Mr. Jay Davis did not have any objection to the 6-month layover request.

Mr. Joseph Dore motioned to APPROVE a 6-month LAYOVER. Second by Mr. Jay Palu.

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

MOTION CARRIED: APPROVED: 9-0

Case No. 17-82
Robert and Beverly Greene
5091 S 107 St
Omaha, NE 68127

LOCATION: 5091 S 107 St
CASE: 16-01130TS

Mr. Todd Shearer appeared before the Board on behalf of the City of Omaha. 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 until he left a vacate order. Mr. Shearer presented pictures (Exhibit 2) in which he took just a few days ago. Mr. Shearer stated that nothing has been fixed and the dwelling continues to deteriorate. The deck needs to be taken off and a whole new deck needs to be built, a window needs to be replaced and a down spout needs replaced.

Mr. Steve Andersen asked whether the house had been vacated. Mr. Shearer stated the vacate order has been postponed until tomorrow due to the appeal to the Property Maintenance Appeals Board.

Mr. Andersen then asked if the owner lived at the residence. Mr. Robert Greene stated that he does live at the residence.

Mr. Greene stated he knows that there are violations on the house, but at this time he does not have the finances to complete the repairs to the deck. Mr. Greene then stated that down spout
is not hanging from the house and still drains water so he believes the down spout is cosmetic. Mr. Greene continued to describe how he sees the broken window as a bigger problem.

Mr. Andersen asked if Mr. Greene had to vacate tomorrow where he would go. Mr. Greene stated he did not know.

Mr. James Lang asked how long Mr. Greene had owned the property for. Mr. Greene responded 1999.

Mr. Gerald Reimer described how in the pictures the property the yard looks overgrown and asked if Mr. Greene felt any responsibility to the neighbors to keep his yard cleaned up. Mr. Greene stated that he is terrible at keeping up the yard. There was a short discussion about how the yard needs to be maintained by mowing, cleaning up the weeds and throwing away the trash.

Mr. Jerry Standerford reiterated the violations for the Board today are the deck, the stairs, the window and the down spout. Mr. Shearer stated that is correct. The Department of Health and Human Services is who has the yard written up for violations. Mr. Standerford then started a discussion about how the deck could be removed and the patio door would need to be secured shut. The window would be more expensive and Mr. Greene stated that he is willing to fix the window, but he will need time to save up money in order to do so.

Mr. Shawn Deane asked if Mr. Greene had contacted any nonprofits to help with his situation. Mr. Greene stated that he had not contacted any nonprofits. Mr. Deane listed off a few resources for Mr. Greene to contact to assist with the fixing the house.

Mr. Reimer asked Mr. Greene what he was willing to do to show good faith to fix the violations. Mr. Greene stated that he was willing to tear down the deck, clean up the yard and throw all of the trash away.

Mr. Andersen made a motion to grant a 30-day LAYOVER with the following conditions; yard is cleaned up, deck is removed, trash is thrown away and a dumpster is filled. Mr. Greene agreed that he could get these expectations completed. Mr. Standerford then made a request to add to the conditions to be completed with securing the back patio door shut. Mr. Andersen then explained how he would need to secure the door from the outside. Mr. Reimer then second the motion.

Mr. Andersen motioned to APPROVE a 30-day LAYOVER. Second by Mr. Reimer.

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

MOTION CARRIED: APPROVED: 9-0

<table>
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<th>Case No. 17-83</th>
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<tr>
<td>Latricia Allen-Craig</td>
<td>4201 Maple St</td>
</tr>
<tr>
<td>8933 Cuming St #1</td>
<td>17-00223KM (Single Family Dwelling)</td>
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<tr>
<td>Omaha, NE 68114</td>
<td>16-00579KM (Detached Garage)</td>
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<td>15-01218KM (Single Family Dwelling)</td>
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Mr. Kevin Mulcahy appeared before the Board on behalf of the City of Omaha. Mr. Mulcahy stated that this property has been written up for some time. The garage has collapsed and the house caught on fire. There was a permit for the house and a demolition permit for the garage taken out, but the work was never completed and the permits now have expired. The applicant has submitted a list of repairs and a timeline for completion as of the 27th of November only item that has been completed is the trash has been picked up out of the yard. On November 28th, some of the broken glass had been replaced with plexi glass and a tarp was placed over the roof. Today when Mr. Mulcahy went to the property he took pictures three storm windows have been replaced and a front door has been installed. (Exhibit 2)

Ms. Latricia Allen-Craig stated that she is wanting to fix the house so she can live in it. Ms. Allen-Craig stated that they are working on the repairs. They have replaced the windows, (Exhibit 3) cleaned up the trash, demolished the garage and have begun to work on cleaning out the interior of the house.

Mr. Steve Andersen asked why the property had not been demolished since it was on the demolition list. Mr. Jay Davis stated that there are other properties in which meet the qualifications to be a higher priority for demolition.

Mr. Jay Palu asked Ms. Allen-Craig if she understood the permit process and how she needed to have inspections completed in order to obtain the permits. Mr. Joseph Allen Jr. stated that he was not aware he needed to pull permits for windows. He stated that he only replaced the glass on the windows, not the entire window unit. Mr. Davis asked what was going on inside the house. Mr. Allen stated that they are scrapping paint and repairing holes in the walls from the fire. Mr. Davis asked whether they were removing drywall. Mr. Allen stated there were a few places where the firemen made holes in the wall to make sure there was no exposure to the fire in the rafters, but they are not tearing out anything just repairing things.

Mr. Palu explained from the pictures that are on file the back of the house it looks as if there has been electrical damage to the house. Mr. Allen stated that there was not any electrical damage to the house. Mr. Allen stated that he has pulled off electrical covers and light fixtures and that there is no electrical damage. The damage from the fire is just surface damage according to Mr. Allen.

The discussion then continued and it was explained to Ms. Allen-Craig and Mr. Allen that they needed to pull a General Repair permit and have inspections completed throughout the process. Mr. Gerald Reimer pointed out that this property has been posted as danger closed and does not have an electrical meter. It was also explained to Ms. Allen-Craig and Mr. Allen by Mr. Davis they would need to hire a licensed contractors for electrical, plumbing, heating and air conditioning who would need to pull permits and have the inspections completed. Mr. Andersen reiterated that the electrical meter socket and the breaker box will need to be replaced by a license contractor before OPPD will return power to the property. Mr. Davis also explained to Ms. Allen-Craig and Mr. Allen they may need to have a structural inspection done on the home.

Mr. Andersen commented on how he thought this property had previously been in front of the Board. Mr. Mulcahy stated this property was denied two months ago when it was under the ownership of Mr. Allen. Mr. Allen said he transferred the property to his sister, Ms. Allen-Craig, because he had too much going on to manage the repairs to the property. Mr. Allen said he helps his sister with the repairs. Mr. Palu asked if this was the property that had a fire and the owner was unaware of the fire until days later. Mr. Allen stated that Mr. Palu was correct. Mr. Allen stated that they have been working on the property. Mr. Reimer stated that the owners
need to be in contact with the city, because the city is not aware of repairs at the property unless the homeowner contacts them.

Mr. Lang asked Ms. Allen-Craig how much time she would need to complete the home. Mr. Allen stated that his contractor will not work the roof over the winter. A short discussion about the home and what Ms. Allen-Craig needed to do in order to complete the violations.

Mr. Andersen asked Mr. Mulcahy what his recommendation was. Mr. Mulcahy stated that based upon the fact that there was not a meeting last month they had an extra month to work on the property and nothing had been done until just a few days ago he would deny. Mr. Andersen made the motion to deny the request. Mr. Reimer then redirected the Board to Mr. Lang’s question about how long Ms. Allen-Craig needed to finish the repairs. After a short discussion on a realistic honest timeline Ms. Allen-Craig stated she could complete the repairs within 6 months.

Ms. Kim Cowman asked how many of the items on the letter Ms. Allen-Craig submitted in September have been completed. Ms. Allen-Craig stated that they have disposed of the trash, trimmed the bushes, cut the grass, replaced and repaired broken glass, replaced front door and replaced back door. She has not replaced the screen door because she is still waiting on estimates. She has not repaired the leak in the roof because she has not gotten estimates, she has patched the roof so there it will not leak into the house.

Mr. Lang stated Mr. Andersen does have a motion on the floor. Mr. Andersen asked what Mr. Davis’ recommendation was. Mr. Davis said that it has taken a long time for the owners to begin working on the property, but since work has started he would recommend a maximum of six-month extension, but the work has to be completed.

Mr. Lang asked if there was a second to Mr. Andersen’s motion. There was not a second, so the motion by Mr. Andersen failed.

Mr. Palu motioned to APPROVE a 6 month EXTENSION. Second by Ms. Cowman.

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

MOTION CARRIED: APPROVED: 9-0

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<tr>
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<tr>
<td>Case</td>
<td>17-00612KM</td>
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<tr>
<td>Request</td>
<td>Appeal Notice of New Owner of Property Violation dated October 20, 2017</td>
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Mr. Kevin Mulcahy appeared before the Board on behalf of the City of Omaha. Mr. Mulcahy stated this is property is a vacant and abandoned warehouse and has been written up for at least 12 years. This property sustained substantial fire damage 10-12 years ago. Mr. Sam Murante is a new owner of the property and is requesting more time to fix the violations. Mr. Mulcahy stated that the have beginning to clean up the trash. Mr. Mulcahy continued with the property will need a structural review due to the fire damage and the roof is gone in the middle of the building. Mr. Mulcahy presented the Board with pictures taken December 7, 2017. (Exhibit 2)
Mr. James Lang stated Mr. Mulcahy’s recommendation is for a 6-month extension. Mr. Mulcahy said that is what he would recommend.

Mr. Sam Murante stated that they are working on getting the building cleaned up. Currently he has removed 300 cubic yards of trash. Mr. Murante discussed with the Board that he had an engineer report and a report stating that the building could be rehabilitated instead of demolished. He will begin on the repairs as soon as he gets the property cleaned up. The broken windows Mr. Murante is planning on fixing but instead of replacing the glass he is going to plate each of the windows then cover with shutters.

Mr. Reimer asked Mr. Murante how much time he needed to get the property up to code. Mr. Murante stated that he needed 6-months.

Mr. Reimer motioned to APPROVE a 6 month EXTENSION. Second by Mr. Joseph Dore.

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

MOTION CARRIED: APPROVED: 9-0

| Case No. 17-85 | LOCATION: 1333 S 28 St |
| Yuri Paskar | 17-01095YB (Interior) |
| S & P Development LLC | 17-00446YB (Exterior) |
| Omaha, NE 68124 |

Ms. Yvonne Barna appeared before the Board on behalf of the City of Omaha. Ms. Barna stated that this property was sold last week, but the paperwork has not been finalized by the deeds office. Ms. Barna suggested that this case be dismissed.

Mr. Gerald Reimer motioned to dismiss the case. Second by Mr. Joseph Dore.

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

MOTION CARRIED: DISMISSED: 9-0

| Case No. 17-86 | LOCATION: 2577 Pinkney St |
| Ed Thiele | 15-00626SA |
| Habitat for Humanity | Appeal Notice of Property Violation Re-Inspect dated August 7, 2017. |
| 1701 N 24 St | |
| Omaha, NE 68110 |

Mr. Steve Andresen appeared before the Board on behalf of the City of Omaha. Mr. Andersen stated that as of this morning all violations that the city had written up have been complete and all final inspections were approved. Mr. Andersen stated that he should have the release paperwork completed today. Mr. Andersen submitted pictures from this morning of the property. (Exhibit 2) Mr. Andersen then stated that they are still working on the interior of the house, but the city does not have any existing violations on the interior of the property. The code violations were only with the exterior of the property.
Mr. Ed Thiele appeared on behalf of Habitat for Humanity. Mr. Thiele reiterated what Mr. Andersen stated in that the exterior violations have all been taken care, but they are working on the interior.

Mr. Joseph Dore motioned to dismiss the case. Second by Mr. Jay Palu.

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

MOTION CARRIED: DISMISSED: 9-0

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<th>Case No. 17-87</th>
<th>LOCATION: 8301 Cuming St</th>
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<tr>
<td>Rhonda and Curt Harrison</td>
<td>CASE: 15-00163RC (Detached Garage)</td>
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<tr>
<td>8301 Cuming St</td>
<td>15-00154RC (Single Family Dwelling)</td>
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<tr>
<td>Omaha, NE 68114</td>
<td>Appeal Notice of Violation Compliance Extension dated July 30, 2015 and Order to Vacate Dated October 24, 2017.</td>
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Mr. Roger Carroll appeared before the Board on behalf of the City of Omaha. Mr. Carroll stated this is a single family dwelling with a detached garage. Mr. Carroll said the house needs paint, gutters and the siding needs repaired. Mr. Carroll then stated this is owner occupied and the house has a vacate order.

Mr. James Lang asked if Mr. Carroll was still recommending a 6-month extension. Mr. Carroll stated that he would recommend a 6-month extension as long as the repairs are taken care of.

Mr. Curt and Rhonda Harrison appeared before the Board. Mr. Curt Harrison stated that they do want to repair the property. Since they have lived at the property they have replaced the roof, windows, new kitchen, new bathroom and new carpet. He continued that they have done a lot of repairs on the house already, but due to finances and family situation they are financially struggling. Their plan is to apply for a loan and complete the repairs by summer 2018.

Mr. Jerry Standerford asked if the violations consisted of just siding and gutters needing to be replaced. Mr. Carroll stated the house is missing gutters and downspouts and the front porch has deteriorated stairs which is a primary egress.

Mr. Carroll stated that some of the issues could be worked through if the owners are willing to communicate with him. He stated that both of the owners do work, but they may need to take a day off in order to meet Mr. Carroll at the property to go over the violations.

Mr. Lang asked if they would be able to complete the property violations in 6-months. Mr. Harrison stated that his goal was by the end of 2018, but if he was given 6-months he would get it done in 6-months. Mr. Carroll reiterated that the violations are what need to be completed in the 6-month period, he is not concerned about any other items in which are not on the violations list.

Mr. Standerford motioned to APPROVE a 6 month EXTENSION. Second by Mr. Gerald Reimer.

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

MOTION CARRIED: APPROVED: 9-0
Mr. Wade Pease appeared before the Board on behalf of the City of Omaha. Mr. Pease stated this is a single family dwelling and a detached garage. Mr. Pease stated quite a bit of work has been completed on this house. The owner has replaced the roof, replaced the gutters, replaced the over hangs and the garage has been repainted, but Mr. Stoysich has run out of time. Mr. Pease also explained that the property is kept maintained, mowed and clean of trash. Mr. Pease is recommending a 90-day extension. According to Mr. Pease the only violations that remain on the property are the front steps, finish painting the garage and a few minor things. Mr. Pease also stated a Building Permit has been issued, but the final inspection has not been completed.

Mr. Gerald Reimer said that Mr. Stoysich is making an effort to get the violations taken care and asked how much more time Mr. Stoysich thought that he would need to complete the house.

Mr. Stoysich explained how he put a new door on, but the wind knocked it off and he is aware that it still needs to be replaced. Mr. Stoysich explained how he inherited the house about four years ago, he has been able to vacate the tenants whom were living there and has been working on getting it cleaned up and repaired.

Mr. Joseph Dore motioned to APPROVE a 90-day EXTENSION. Second by Mr. Andersen.

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

MOTION CARRIED: APPROVED: 9-0

Mr. Wade Pease appeared before the Board on behalf of the City of Omaha. Mr. Pease stated before Mr. Yuri Paskar purchased this house it was in very bad shape, the backyard was full of trees and limbs and the front yard was never maintained. After Mr. Paskar took over he cleaned up the exterior of the property, but the progress of the repairs to the house has been very slow. Mr. Paskar has replaced two doors and has pulled a permit.
Yuri Paskar appeared on behalf of S & P Development, LLC. Mr. Paskar stated that this was one of twenty-one houses he purchased as a group. Mr. Paskar apologized that this property has taken so long to repair. Mr. Palu asked about the other properties that Mr. Paskar owned and if they were under code violations. Mr. Paskar stated that this house was in the worst shape, but he has been able to get nineteen of the twenty-one houses occupied. Mr. Paskar has the replacement windows ready to install and he will be siding the house next week. Mr. Paskar stated with the interior of the house he will be painting and installing new carpet next week. Mr. Paskar requested a 3-month extension.

Mr. Gerald Reimer motioned to APPROVE a 3-month EXTENSION. Second by Mr. Deane.

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

MOTION CARRIED: APPROVED: 9-0

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<th>Case No. 17-90</th>
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<tr>
<td>Thomas Cech</td>
<td>CASE: 17-00831WP</td>
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<tr>
<td>2013 Oak St</td>
<td>REQUEST: Appeal Notice of Notice of Property Violation-Extension dated August 31, 2017</td>
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<tr>
<td>Omaha, NE 68108</td>
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Mr. Wade Pease appeared before the Board on behalf of the City of Omaha. Mr. Pease stated that he has communicated with Mr. Thomas Cech a couple of times and that he has open communication with the City to date the progress on the property. Mr. Pease also stated that Mr. Cech has been working on not only this property, but also the property that he owns next door. Mr. Pease said that both of these properties are work in progress, but they look 100% better than they did before. Mr. Pease presented the Board with pictures from June 2017 and December 2017 to show progress. (Exhibit 2)

Mr. Thomas Cech appeared before the Board. Mr. Cech stated he has been working on the property, but due to contractor issues and his health condition the repairs have taken longer than he thought they would. He did not mean to allow the condition of the property to slip.

Mr. Gerald Reimer stated he hears compassion and that Mr. Cech wants to get it done. Mr. Reimer suggested a 6-month extension if Mr. Cech thought he could get it done in that amount of time. Mr. Cech stated that he would be able to complete the house in 6-months.

Mr. Gerald Reimer motioned to APPROVE a 6-month EXTENSION. Second by Mr. Steve Andersen.

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

MOTION CARRIED: APPROVED: 9-0

III. Adjourn:

Mr. Joseph Dore made a motion to adjourn the meeting at 2:40 pm. Mr. Gerald Reimer second the motion.

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

MOTION CARRIED: APPROVED: 9-0