Clinette Warren, Board Secretary, called the meeting to order at 1:30. She stated that a Board member needed to be designated to act as Chair of the meeting. It was the consensus of the Board to have Mr. Andersen serve as Chair for the meeting.

The roll was called with six members being present.

Ms. Bexten moved to APPROVE the minutes for the January 7, 2016 meeting as AMENDED. Mr. Deane seconded the motion.

AYES: Bexten, Deane, Hanes, Palu, Standerford, Andersen

MOTION CARRIED: 6-0
At the Property Maintenance Appeals Board meeting held on February 4, 2016, the applicant did not appear before the Board.

Steve Andersen, City of Omaha – Housing Inspector, recalled that the applicant had appeared before the Building Board of Review in November to request more time so that the property could be sold. Since that time the property had been sold and the current owner of the property was sent a Notice of Violation on January 5, 2016.

Kevin Denker, Chief Housing Inspector – Permits & Inspections, explained that the current owner of the property would (Precision Properties, LLC) need to file an appeal. He recommended that the case be denied or dismissed since Ms. Carr was no longer involved with the property and because she is the person who filed the appeal.

Mr. Palu moved to DENY the appeal. Mr. Deane seconded the motion.

AYES: Bexten, Deane, Hanes, Palu, Standerford, Andersen

MOTION CARRIED: 6-0
At the Property Maintenance Appeals Board meeting held on February 4, 2016, Theodore Boecker appeared before the Board.

Steve Andersen, City of Omaha – Housing Inspector, explained that the property owner had asked for more time to complete demolition of the structure. He submitted pictures (Exhibit 3) of the property. He stated that he had not seen much activity in the last 4 – 6 weeks. He did not that, since the original appeal, ¾ of the back of the structure had been torn down.

Mr. Boecker stated that demolition activities had been limited due to weather. He stated that his client was requesting a 90-day extension to continue and complete the demolition process. Kevin Denker, Chief Housing Inspector – City of Omaha, stated that Permits & Inspections did not object to that request. Mr. Andersen explained that, due to the structure’s steel and concrete construction, complete demolition of the building would take a while to occur.

Ms. Bexten moved to LAYOVER for 90 days or until the May meeting of the Board. Mr. Standerford seconded the motion.

AYES: Bexten, Deane, Hanes, Palu, Standerford, Andersen

MOTION CARRIED: 6-0
At the Property Maintenance Appeals Board meeting held on February 4, 2016, the applicant did not appear before the Board.

Kevin Mulcahy, City of Omaha – Housing Inspector, submitted pictures of the property (Exhibit 2). He stated that a building permit had been pulled for the property on January 4, 2016; when he inspected the property on January 8, 2016, he noted that it had been secured and he granted a 90-day extension, which is accordance with standard operating procedures. He did not object to the applicant being granted more time so that repairs could be completed on the property.

Mr. Mulcahy stated that he could have granted the applicant 90 days to complete repairs if he had been contacted. He mentioned that the next inspection for this property was scheduled for April 11th. Noting that the applicant had pulled a building permit and was scheduled for an inspection April 11th, Mr. Palu suggested laying the case over until after the inspection had been completed.

Mr. Palu moved to LAYOVER until the May meeting to allow time for the April 11, 2016 inspection. Ms. Bexten seconded the motion.

AYES: Bexten, Deane, Hanes, Palu, Standerford, Andersen

MOTION CARRIED: 6-0
At the Property Maintenance Appeals Board meeting held on February 4, 2016, Spencer Lombardo appeared before the Board.

Roger Carroll, City of Omaha – Housing Inspector, submitted pictures of the property (Exhibit 2). He explained that City has had a file on this property since 2008. The current owner purchased the property in 2014.

Mr. Lombardo stated the plumbing, electrical and mechanical repairs are complete. There were still issues with the framing. He stated that an active permit was in place for the property and that he expected for everything to be completed in the next 60 days.

Kevin Denker, City of Omaha – Chief Housing Inspector, suggested granting the applicant a 90-day extension to ensure that all repairs would be completed.

Mr. Standerford moved to GRANT an extension of 90-days to give the applicant time to complete all necessary repairs. Mr. Deane seconded the motion.

AYES: Bexten, Deane, Hanes, Palu, Standerford, Andersen

MOTION CARRIED: 6-0
DISCUSSION:

Jennifer Taylor, City of Omaha – Attorney, directed the Board Secretary to add the election of a Vice-Chair as an item on the March 3, 2016 agenda.

Mr. Andersen inquired as to whether an applicant from the December meeting of the Board (Michael Gryskiewicz – Case 15-34) had submitted a work timeline to City Inspector Roger Carroll, as was stipulated by the Board. Mr. Carroll stated that he did receive a timeline from the applicant.

Some members of the Board also requested digital copies of the pictures that are included in the meeting packets, along with paper copies.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 2:11 p.m.