Mr. Lang called the meeting to order at 1:30 p.m. The roll was called with six members being present. Mr. Deane appeared after the minutes were approved.

Mr. Reimer moved to approve the minutes for the May 5, 2016 meeting. Second by Mr. Hanes.

AYES: Bexten, Deane, Hanes, Reimer, Standerford, Lang

MOTION CARRIED: 6-0
CASES:

Case No. 15-32  
(Laid over from the 2/4/16)  
Theodore R. Boecker, Jr.  
(Attorney)  
11225 Davenport Street  
Suite 100  
Omaha, NE 68154

LOCATION: 4115 North 16th Street  

At the Property Maintenance Appeals Board meeting held on June 2, 2016, Theodore R. Boecker, Jr. appeared before the Board. Kevin Denker (Chief Housing Inspector) and Steve Andersen (Housing Inspector) appeared on behalf of the City.

Mr. Andersen stated that demolition of the property had resumed approximately 2 1/2 weeks prior and that significant progress had been made. He wanted to see the demolition completed as weather permitted.

Mr. Boecker requested an addition 60 or 90 days to complete the demolition, noting that crews were frequently pulled to complete work on a major project.

Mr. Denker stated that the City did not want to give the owner any more than 90 days to complete the demolition.

Mr. Deane moved to LAYOVER for 90 days or until the September 2016 meeting of the Board. Mr. Hanes seconded the motion.

AYES: Bexten, Deane, Hanes, Palu, Reimer, Standerford, Lang

MOTION CARRIED: 7-0
Case No. 16-02

LOCATION: 2877 Maple Street

(Laid over from the 2/4/16)

REQUEST: Appeal the Notice of Violation and Demolition Order both dated December 7, 2015

Laura Drake
P.O. Box 111346
Omaha, NE 68111

At the Property Maintenance Appeals Board meeting held on June 2, 2016, the applicant did not appear before the Board. Kevin Denker (Chief Housing Inspector) and Kevin Mulcahy (Housing Inspector) appeared on behalf of the City.

Mr. Mulcahy stated that he had not been allowed inside the home to perform an interior inspection. Building permits were issued but were not inspected. An electrical permit was also issued but was rejected for reconnect. He recommended that the appeal be denied and the City be allowed to proceed with the demolition order. In response to Mr. Hanes, Mr. Mulcahy stated that some work had been done, but not in a workmanlike manner. He mentioned that siding was placed over the existing windows and doors, and the fire-damaged wood had not been scraped. Neither he nor the applicant’s insurance company had been able to contact the owner. He noted that the property was across the street from an elementary school and that there was no fence around the property.

Jay Davis, Assistant Director – Permits & Inspections, stated that, based on the fire investigator’s photos of the interior, the inside of the home was in very bad condition. He suggested that the board deny the appeal so that Permits and Inspections could proceed with an emergency demolition. He explained that the structure fit the department’s emergency demolition criteria since it was fire-damaged, structurally-damaged and in close proximity to a school.

Mr. Reimer moved to DENY the appeal. Ms. Bexten seconded the motion.

AYES: Bexten, Deane, Hanes, Palu, Reimer, Standerford, Lang

MOTION CARRIED: 7-0
Case No. 16-06
(Laid over from 3/3/16)
Mark Mercer
511 South 11th Street
Omaha, NE 68102

LOCATION: 1102 Howard Street
REQUEST: Appeal Notice of Violation & Demolition order both dated January 12, 2016.

At the Property Maintenance Appeals Board meeting held on June 2, 2016, Bob Peters (3552 Farnam Street), Mark Mercer (511 South 11th Street) and Gary Bowen (BVH Architects – 901 Jones Street) appeared before the board. Kevin Denker (Chief Housing Inspector) and Roger Carroll (Housing Inspector) appeared on behalf of the City.

Mr. Denker submitted pictures of the structure (Exhibit 2). Mr. Davis stated that the work was ongoing. There are permits for the property for structural repair. He suggested that the board approve the request for appeal and the file be closed.

Mr. Peters submitted a schedule (Exhibit 3) for the various aspects of the job with estimated completion dates. He also submitted various photographs (Exhibit 4) which showed the stabilization of the building. He requested that the board grant the appeal.

Mr. Mercer provided additional information on estimated completion times for the clothing store and M’s building. He estimated that the building should be completed in approximately one year.

Ms. Bexten moved to GRANT the appeal. Mr. Reimer seconded the motion.

AYES: Bexten, Deane, Hanes, Reimer, Standerford, Lang
ABSTAIN: Palu

MOTION CARRIED: 6-0-1
Case No. 16-11
Donna M. Heinz
9707 Pacific Street
Omaha, NE 68114

LOCATION: 6032 Pine Street

At the Property Maintenance Appeals Board meeting held on June 2, 2016, Donna Heinz appeared before the board. Kevin Denker (Chief Housing Inspector) and Yvonne Barna (Housing Inspector) appeared on behalf of the City.

Ms. Barna stated that she had been working with the applicant who had been progressively repairing the property since receiving the Notice of Violation. The only items left were the windows and some electrical work. The applicant had valid permits. Ms. Barna was in support of granting the applicant an extension of 60 days to complete the remaining repairs.

Ms. Heinz indicated that the electrical repairs had passed inspection.

Mr. Reimer moved to GRANT and EXTENSION for 60 days. Mr. Palu seconded the motion.

AYES: Bexten, Deane, Hanes, Palu, Reimer, Standerford, Lang

MOTION CARRIED: 7-0

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 1:59 p.m.