Mr. James Lang called the meeting to order at 1:30 p.m.

I. Roll Call

Steven Andersen
Kim Cowman
Joseph Dore
Jeffrey Ehler
James Lang, Chair
Jay Palu
Gerald Reimer
Jerry Standerford

Others Present:
Scott Lane, Chief Housing Inspector
Mike Wilwerding, Chief Building Inspector
Jennifer Taylor, City Law
Autumn Drickey, Board Secretary
Todd Shearer, Housing Inspector
Dillon Shearer, Housing Inspector
Steve Andersen, Housing Inspector

II. Approval of Minutes: Approval of March 7, 2019 minutes.

Motion by Mr. Joseph Dore to approve the minutes from the March 7, 2019 meeting. Second by Mr. Steven Andersen.

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

Motion carried: 8-0, Approved
III. Cases

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Location</th>
<th>Appeal</th>
</tr>
</thead>
<tbody>
<tr>
<td>19-06</td>
<td>4260 Wirt</td>
<td>Notice dated 3/15/18</td>
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</tbody>
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Gilbert Navarro
10156 West Center Rd
Omaha, NE 68124

At the Property Maintenance Appeals Board meeting held on April 4, 2019, Gilbert Navarro appeared before the Board in regards to the request at the above address. Todd Shearer appeared on behalf of the City.

Mr. Shearer summarized the case and presented updated pictures, Exhibits 2 and 3. He stated that the owner has eight properties with cases with Housing Enforcement. He stated the property has been cleaned out and cleaned up but no work has been done.

Mr. Navarro stated that an electrical permit has been pulled and work has been completed. He stated that three of the eight properties have been closed with Housing Enforcement. He explained the work on other properties. He explained that he had someone else working on this property. He summarized how he is working with inspectors on the other properties. Mr. Shearer stated that since the property was written up, someone went in and pulled all the copper out, so the plumbing will need to be replaced, but that is not in his report. Mr. Andersen asked about the electrical, if it is a total rewire. Mr. Navarro explained. Mr. Gerald Reimer asked about financing the project. Mr. Navarro stated he owns thirty-seven properties and financing is not an issue. Mr. Reimer asked for clarification on the properties with open cases. Mr. Shearer confirmed that Mr. Navarro is communicating. Mr. Reimer explained the difference between a layover and an extension. Mr. Navarro stated that July 1st, the project will be done.

Motion by Mr. Dore to approve a ninety day extension. Second by Ms. Kim Cowman.

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

Motion carried: 8-0, Approved for ninety (90) day extension
At the Property Maintenance Appeals Board meeting held on April 4, 2019, Stacey Tinoco appeared before the Board in regards to the request at the above address. Todd Shearer appeared on behalf of the City.

Mr. Shearer explained the case history. He stated that they vacated a tenant and a relative is working for the owner. He stated there has been some work done. He presented updated pictures, Exhibit 2, to show the amount of work that has been completed. Mr. Andersen asked about the electrical permits. Mr. Shearer identified the areas that need work to be done. He stated he recommends a 90 day extension due to the weather. Mr. Tinoco stated that he needs ninety days to complete the work. He explained he is working for his niece, the owner, and is doing work himself. Mr. Reimer asked what the intentions for the property are. Mr. Tinoco stated the first option is to rent it out or have his sister move from out of state to the property. Mr. Standerford asked if Mr. Tinoco is a licensed contractor. Mr. Tinoco stated he is not. Mr. Shearer explained how the permits were pulled. Mr. Mike Wilwerding stated that because he is not the homeowner, a licensed contractor should have been required to pull permits. Mr. Shearer stated the permits were issued to his niece. Mr. Ehler asked about the roof permits. Mr. Shearer clarified what the permit was for. Mr. Andersen stated that since the permit was issued they have to allow him to complete the work to get it inspected. Ms. Cowman asked if ninety days would be enough time to complete the work. Mr. Tinoco confirmed. Mr. Shearer stated he just looked for an electrical permit prior to the meeting. Mr. Andersen asked if the electrical contractor is licensed. Mr. Tinoco confirmed and provided a name.

Motion by Mr. Andersen to approve a ninety day extension. Second by Mr. Reimer.

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

Motion carried: 8-0, Approved
At the Property Maintenance Appeals Board meeting held on April 4, 2019, no one appeared before the Board in regards to the request at the above address. Dillon Shearer appeared on behalf of the City.

Mr. Shearer explained the case history. He stated the property has been cleaned up since the initial inspection. He recommends a ninety day extension due to the weather. He stated the attorney has been in communication with him. Mr. Andersen asked about the report, particularly the walls. Mr. Shearer stated that he was not the initial inspector and confirms the property is in imminent danger of having the walls fall down on the house next door. Mr. Andersen asked for clarification given that they are not here. Mr. Shearer stated that there has been an effort to clean the property up but the owner has not been able to do the work. He stated that there have been no permits pulled. He clarified that the only communication has been from the attorney. Mr. Palu stated that based on the pictures, the applicant not being here, he would not support an extension.

Motion by Mr. Jay Palu to deny. Second by Mr. Andersen.

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

Motion carried: 8-0, Denied
At the Property Maintenance Appeals Board meeting held on April 4, 2019, Dodd Adams appeared before the Board in regards to the request at the above address. Steve Andersen appeared on behalf of the City.

Mr. S. Andersen summarized the case. He stated it is a parking garage and summarized the initial complaint. He stated a crew went out and has maintained the area of concern. He stated in discussions with the owners, they have more than just this complaint to address. He recommends a six month layover.

Mr. Adams stated that there is a lot of work going on between the garage and the hotel, detailing that for the Board. He stated that they have secured the area of complaint. He detailed the contractors that they have hired and detailed the struggle with the weather. He explained the work that they have planned to do on the project. Mr. Lang asked about the estimated completion date. Mr. Adams explained what they are doing and confirmed that in six months they could be complete. He explained the work that has been completed so far and that they will be done in June for some aspects of the overall project. Mr. Andersen asked about the complaint being addressed and safe. Mr. S. Andersen confirmed. Mr. Ehler asked about the elevator work as it pertains to the project. Mr. Adams explained. Mr. Andersen asked about the cause of problems that arose in the project he was detailing.

Motion by Mr. Reimer to approve a six month extension. Second by Mr. Dore.

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

Motion carried: 8-0, Approved for a six month extension

IV. Election of Vice-Chair

Motion by Mr. Standerford to elect Mr. Andersen as Vice-Chair. Second by Mr. Reimer.

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

Motion carried: 8-0, Approved
V. Discussion

Mr. Reimer introduced the visitors to the meeting and what their roles are. Mr. Andersen asked if they had questions. Ms. Jennifer Taylor clarified what can take place for the Board. Ms. Hannah Wybie with Restoring Dignity stated she did have some questions. She stated that she does not have any connection to the cases, but she wanted clarification on a case. She asked if the Board considers families being removed from their home in making their determination. Ms. Taylor stated they do not want to engage in a dialogue. Mr. Palu explained things that he considers on a case-by-case basis. Ms. Taylor confirmed that is all part of the public hearing. Mr. Palu explains the process. Ms. Wybie had a question about what resources are given to families removed from their homes. Ms. Taylor stated that is not in the purview of this Board. Mr. Reimer explained what the Board looks for and what the following steps would be. Mr. Palu recalled a case where they voted for a denial. Ms. Erin Geichtinger with Together, stated they work with landlords and want to identify avenues to help advocate. She asked if the Board was appointed by the Mayor. Ms. Taylor confirmed and details the code section and make-up of the Board. Mr. Scott Lane stated that it is detailed in Omaha Municipal Code Section 48-132. Ms. Taylor stated that she can provide additional information as needed. She stated that she is here to ensure that the open meeting laws are maintained. Ms. Wybie asked if a housing advocate could be appointed to the Board how that would take place. Ms. Taylor explained.

Mr. Lang asked about adding a public comment section to the meeting. Ms. Taylor explained the process and cautioned the Board on having a public comment.

Mr. Standerford asked Mr. Wilwerding about the contractor license in regards to the permit being issued in one of the above case. Mr. Wilwerding explained the process to obtain a permit. Mr. Standerford asked about hiring the work out. Mr. Lane asked if the permit could have been pulled online. Mr. Wilwerding confirmed it could have been a possibility.

VI. Adjournment

Motion by Mr. Standerford to adjourn. Second by Mr. Reimer

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

Motion carried: 8-0, Adjourned at 2:10 p.m.