MINUTES
PROPERTY MAINTENANCE APPEALS BOARD
Thursday, January 9, 2020 at 1:30 p.m.
Omaha/Douglas Civic Center – 1819 Farnam
Seventh Floor – Room 702

Board Members:
Steven Andersen, Vice-Chair
Jeffrey Ehler
James Lang, Chair
Jay Palu
Gerald Reimer
Jerry Standerford

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Mr. Steven Andersen called the meeting to order at 1:34 p.m.

I. Roll Call

Steven Andersen
Jeffrey Ehler
James Lang – Absent
Jay Palu
Gerald Reimer
Jerry Standerford

Others Present:
Scott Lane, Chief Housing Inspector
Jesus Perez, Plans Examiner
Autumn Drickey, Board Secretary
Kevin Mulcahy, Housing Inspector

II. Approval of Minutes: Approval of December 5, 2019 minutes.

Motion by Mr. Jeffrey Ehler to approve the minutes from the December 5, 2019 meeting. Second by Mr. Gerald Reimer.

AYES: Andersen, Ehler, Palu, Reimer, Standerford

Motion carried: 5-0, Approved
At the Property Maintenance Appeals Board meeting held on January 9, 2020, Chenea Starks appeared before the Board in regards to the request at the above address. Kevin Mulcahy appeared on behalf of the City.

Mr. Mulcahy appeared and summarized the previous appearance of the case. He stated that he was able to get into the property yesterday and that he was also informed at that time that the owner has a purchase agreement in place. He stated that he no longer thinks the property needs to be demolished given this new information.

There is a question about what the board’s next steps will be and what needs to take place.

Mr. Reimer asked how much time Ms. Starks would need to complete the sale. Ms. Starks stated the sale should be completed within a week. Mr. Ehler asked about the ruling. Mr. Scott Lane clarified that her intent is good either way, to sell the property or fix the violations. There is discussion about the process to sell the property and being upfront about the violations. Ms. Starks detailed her steps for being upfront during the process of selling the property. Mr. Reimer gave advice about the sale.

Motion by Mr. Jerry Standerford to grant a layover for thirty (30) days. Second by Mr. Reimer.

AYES: Andersen, Ehler, Palu, Reimer, Standerford

Motion carried: 5-0, Approved for a thirty (30) day layover.

Mr. Lane encouraged her to keep in touch with her inspector about the process of the sale and next steps with this board.

IV. Adoption of Rules and Regulations

Mr. Andersen made an apology about comments made at the previous meeting. Mr. Jared Dean made comments about the changes that were made.

Motion by Mr. Ehler to approve the rules and regulations as amended. Second by Mr. Jay Palu.

AYES: Andersen, Ehler, Palu, Reimer, Standerford

Motion carried: 5-0, Approved

V. Election of Vice-Chair

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

AYES: Andersen, Ehler, Palu, Reimer, Standerford

Motion carried: 5-0, Approved

VI. Review Board Policy and Procedures
VII. Discussion

Mr. Lane gave an update on vacant board member positions. He described the difficulty of identifying possible replacement members. There is discussion about finding vacancies.

VIII. Adjournment

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

AYES: Andersen, Ehler, Palu, Reimer, Standerford

Motion carried: 5-0, Adjourned at 1:48 p.m.