Mr. Lang called the meeting to order at 1:31 p.m. The roll was called with seven members being present.

Mr. Andersen moved to approve the minutes for the August 4, 2016 meeting. Second by Mr. Hanes.

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

MOTION CARRIED: 7-0
CASES:

Case No. 15-32  LOCATION:  4115 North 16th Street  
Theodore R. Boecker, Jr. (Attorney)  
11225 Davenport Street  
Suite 100  
Omaha, NE 68154

At the Property Maintenance Appeals Board meeting held on September 1, 2016, Mr. Boecker appeared before the board. Kevin Denker (Chief Housing Inspector) and Steve Andersen (Housing Inspector) appeared on behalf of the City.

Mr. Andersen submitted current pictures of the site (Exhibit 5). He stated that although a significant amount of work had been done, the base of the structures were still in place and the rubble needed to be removed. Mr. Denker believed that the demolition could be completed in 30 – 45 days.

Mr. Boecker requested that the case be laid over for 60 days to give his client time to finish the demolition and remove the debris. Mr. Denker preferred a 60-day extension instead of a layover as an incentive to get the property owner to complete the project.

Mr. Andersen moved to GRANT a 60-day extension. Mr. Reimer seconded the motion.

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

MOTION CARRIED: 7-0
Case No. 16-16
Steven M. Stella
561 South 18th Street
Omaha, NE 68102

LOCATION: 1760 Jackson Street (Apartment)
REQUEST: Appeal Notice of Violation & Order to Vacate both dated July 28, 2016.

At the Property Maintenance Appeals Board meeting held on September 1, 2016, Steven Stella appeared before the board. Roger Carroll (Housing Inspector) and Kevin Denker (Chief Housing Inspector) appeared on behalf of the City.

Mr. Carroll explained that there was a small fire in one of the apartments in the building and that a notice had been sent to the owner to complete repairs in the apartment along with the hallway, stairwell and an egress door.

Mr. Stella stated that he was in the process of obtaining bids from contractors and that he needed more time so that the work could be done correctly.

Mr. Denker indicated that it could be difficult to get contractors due to the special materials that would be needed to complete repairs. He was in support of a 120-day extension as long as the applicant continued to work with the housing inspector.

In response to Mr. Andersen, Mr. Stella stated that some demolition work had been done along with scraping of the walls. He indicated that there were no smoke or mold issues that affected the other tenants in the building.

Ms. Bexten moved to LAYOVER for 120 days or until the January 2017 meeting of the board. Mr. Reimer seconded the motion.

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

MOTION CARRIED: 7-0
At the Property Maintenance Appeals Board meeting held on September 1, 2016, Ed Thiele appeared before the board. Kevin Denker (Chief Housing Inspector) and Roger Carroll (Housing Inspector) appeared on behalf of the City.

Mr. Carroll stated that there was a small fire in the kitchen of the home approximately 2 years ago. The previous owner could not afford the home so she gave it to Habitat for Humanity to prevent the home from being demolished. Mr. Denker was willing to give Habitat as much time as they needed to complete repairs.

Mr. Thiele stated that Habitat had just acquired the home in June and wanted to rehab it. He stated that the garage had been torn down and would be rebuilt along with a new roof, plumbing, electrical HVAC and other repairs. A floor slab would be poured in the basement and new doors/windows would be installed. He indicated that the repairs were scheduled to begin in the fall and would be completed by June 1, 2017. Mr. Denker was in support of laying the case over until that time as long as the property was maintained.

Mr. Andersen moved to LAYOVER until the June 2017 meeting. Ms. Bexten seconded the motion.

AYES: Andersen, Bexten, Deane, Hanes, Reimer, Standeford, Lang

MOTION CARRIED: 7-0

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 2:00 p.m.