Building Board of Appeals Meeting Minutes

January 28, 2022

Call to order

Mr. Denham called to order the regular meeting of the Building Board of Appeals at 9:07 am on January 28, 2022.

Roll call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Lance Windsor, Gary Wilson, Garret Wagner, Leif Malone, Assistant City Attorney Jordan Paul, City Building Official Bryan Wicklund.

Approval of Minutes

Mr. Denham asked for a motion to approve the minutes as presented for the December Board of Appeals meeting. Mr. Wagner made a motion to approve the December Building Board of Appeals minutes and Mr. Windsor seconded the motion. (5 Aye, 0 Nay)

Continued Items

Item 2913, 3615 S. Range Line Rd.

Aaron Gumpenberger was not present at the meeting. Patrick Wood was present at the meeting. Mr. Wood informed the Board there is fence down around the property, partially where vagrants have cut it open and partially from where the fire department had to cut it open as well. Mr. Wood stated he walked around the building yesterday and found two broken doorways, but their maintenance guy is going today to screw those closed, and he is also going twice a week to survey the property. Mr. Wicklund expressed his concern over multiple locations in the fence that people are kicking out and advised the maintenance man is not walking the full perimeter if he is going twice a week. Mr. Wood advised he will address that issue and drive by the property to look at the courtyard today. Mr. Wicklund asked if Mr. Wood had an update on the plans. Mr. Wood advised they had an environmental inspection done and it is going to cost $3,000,000 to clean out the property, they already have one bid to demolish the property and are comparing the bid with the cost the environmental inspection stated, but

it is headed toward demolition now. Mr. Wicklund asked what Mr. Wood's expectation would be for the property in 30 days. Mr. Wood replied he hopes to have the second bid for demolition of the entire structure in a week or two, they are also working on modeling out a hotel and multi-family use for the space. Mr. Wicklund advised that Public Works had to cap the sewer at a manhole between the old Holiday Inn and the Residence Inn. Mr. Wicklund stated he believes the water is still on to the building, he knows the electric is off, and hopes the power is off. Mr. Wicklund encouraged Mr. Wood to start the demolition permit process and advised the structure would require a full asbestos inspection. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2913, 3615 S Range Line Rd to the February 25th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Ms. Wilson was present as the owner of the property. Contractor Freddie Rickey was present at the meeting. Mr. Rickey informed the board they have are expecting a 15- day delay as the electrician and his family caught Covid, but they will get to it sooner if they can. Mr. Rickey stated plumbing, framing, windows, doors, and siding are all in the house. Mr. Denham asked if the electrician had started the electrical and Mr. Rickey replied they are waiting on him to complete the outside window head and the meter. Mr. Denham asked if they had someone lined up to do the drywall and Ms. Wilson replied yes. Mr. Rickey asked if they could start putting in insulation and Mr. Wicklund replied no due to failing the framing inspection in October. Mr. Rickey advised the framing is done and Mr. Wicklund stated the framing has not been reinspected. Mr. Rickey advised City Building Inspector Rick Woods told him the plumbing and electrical would have to be done before the framing could be reinspected. Mr. Wicklund clarified the Inspectors cannot do a framing inspection if the work is covered up with insulation. Mr. Denham asked if the HVAC is completed, and Mr. Rickey advised they will start on that next. Mr. Wicklund advised there should be a dumpster on site, or everything needs to be hauled off, there is also a building in the back of the property that needs to be closed. Ms. Wilson advised they have a door ordered for it, but it's about three months out. Mr. Wicklund advised it needs to be closed with something like plywood due to homeless seeking shelter and starting fires. Mr. Denham asked if they had an idea of when the project would be complete, and Ms. Wilson advised they have three storage units full of appliances and flooring ready to go into the house once the electric is complete. Mr. Denham asked for a motion. Mr. Windsor made a motion to continue Item 2921, 1124 Murphy Ave. to the February 25th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2940, 217 Michigan Ave.

Nancy Medina was present as the owner of the property. Ms. Medina informed the Board they have finished the siding and replaced the damaged windows on the structure. Ms. Medina advised they have passed rough in inspections, are working on insulation, and are ready to get drywall. Mr. Wicklund confirmed this property passed rough in inspections and the framing inspection on January 11, 2022. Mr. Wicklund advised they are making good progress, there is a permit in place, and the property is secure. Mr. Denham asked for a motion. Mr. Windsor made a motion to continue Item 2910, 217 Michigan Ave. to the February 25th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2947, 2408 Willard Ave.

Misty Gamble was present as the owner of the property. Ms. Gamble informed the Board she had the burned car removed, cleaned up the yard, and ordered a window as one was busted out in the back of the house. Ms. Gamble advised Binswanger glass will replace the glass in the window when it arrives in four weeks, and her electrician Frank Herron will start on February 10th. Mr. Herron requested the sheetrock be removed for him to get started on the electrical, so she has a sheetrock guy coming to start on this today. Ms. Gamble stated she is hoping to be back in the house by the end of February. Mr. Denham asked if Ms. Gamble thought the electrician would be done by the next meeting and she replied yes. Mr. Wicklund advised there were several piles of siding in the back of the house last Friday. Ms. Gamble advised she has a video of their progress, and she has a dumpster coming on Monday. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2947, 2408 Willard Ave. to the February 25th Building Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

Item 2956, 1502 Bird Ave.

Deanna Weber was present as the Owner of the property. Ms. Weber informed the Board the lumber on the front porch is materials she is going to use in the construction of the house, and she knows she needs to remove these. Ms. Weber also brought the timeline of this project that was requested by the Board at the last meeting, and she has also secured the property. Mr. Denham asked if Ms. Weber has a contractor in place to do the electrical and she replied yes. Mr. Wicklund requested that the siding be moved up from March and Ms. Weber replied she will get this done by the end of February. Mr. Wicklund advised she needs to address the guttering on the back of the house that is hanging down and Ms. Weber advised she will make sure this is done as well. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2956, 1502 Bird Ave. to the February 25th Building Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2964, 2526 E. 12th St.

Owner of the property was not present at the meeting. Mr. Wicklund informed the Board he has not spoken with the owner, but the permit was issued to make repairs after the fire on 11/18/2021, they passed a sheathing inspection on the outside but failed the framing inspection on the inside on 12/14/2021 with no reinspection yet. Mr. Wicklund advised there have been no inspections on the rough ins, electric, or plumbing. Mr. Denham asked what they were missing on the framing inspection and Mr. Wicklund replied it was only hurricane clips. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2964, 2526 E. 12th St. to the February 25th Building Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

Item 2967, 722 S. Indiana Ave.

Mason Williams was present as the owner of the property. Mr. Williams informed the Board he bought the house last month, they ran out of time to do the demolition in January, but they will have it done by next month. Mr. Denham asked if they already had a Licensed Contractor on board and Mr. Williams replied yes, Land Innovations. Mr. Wicklund advised one of the back windows has been pried open and Mr. Williams replied they will address it. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2967, 722 Indiana Ave. to the February 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2968, 217 N. Gray Ave.

Donna Bray was not present at the meeting. Amy Nelson was not present at the meeting. Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Malone, Second by Mr. Wagner. (5 Aye, 0 Nay) Mr. Paul calls Bryan Wicklund and reminds him that he is under oath. Mr. Paul questions Mr. Wicklund if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr. Wicklund states yes, he has inspected the property, it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr. Wicklund advised he took the photographs dated 1/25/2022 and Jeff Oliver took the photographs dated 7/01/2021. Mr. Paul asked Mr. Wicklund if the photographs reflect a placard that he placed on the property and is the purpose of that placard to notify any party that might be present on the property of this proceeding and Mr. Wicklund replied yes. Mr. Paul asked what Mr. Wicklund did to ascertain the ownership of the property and Mr. Wicklund explains that a title search was done using Great American Title showing Donna Bray as the owner with the interest of Amy Nelson. Mr. Paul clarified that Donna Bray is the owner, but Amy Nelson purchased the property at tax sale and Mr. Wicklund confirmed yes. Mr. Paul asked Mr. Wicklund what if

anything did you do to notify any interested party of this action. Mr. Wicklund states a certified letter was sent to Donna Bray on 7/2/2021 and he has a signed receipt for one of the letters dated 9/9/21. Mr. Wicklund advised a certified letter was sent to Amy Nelson 11/3/2021 with a signed receipt. Mr. Paul stated title work showed there is a Deed of Trust with Del Norte Refi as the holder and Alaska Seaboard Partners as the trustee, letters were sent to both parties with signed receipts and Mr. Wicklund replied yes. Mr. Paul states this was a tax sale property, and a letter was sent to the Board of Revenue with a signed receipt and Mr. Wicklund replied yes. Mr. Paul stated a judgement showed up on the title work for Freeman Health System and a letter was sent to them with signed receipt and Mr. Wicklund replied yes. Mr. Paul asked what if anything else did you do to notify any interested party of this action. Mr. Wicklund tells the Board that the item was advertised in the Joplin Goble with the publication dates of 11/18 11/25, 12/2, and 12/9 of this year. Mr. Wicklund expresses that he has based his opinions off the Code of Ordinances with sub-section lines 1, 2, 4, 12, 18 for Item 2968, 217 N. Gray Ave. Mr. Wicklund explains that in his professional opinion, he would recommend demolishing the structure. Mr. Wicklund informed the Board this house has been vacant since before the tornado in 2011, the roof needs to be taken down to the rafters, and the south wall needs to be completely removed from the foundation up due to water damage. Mr. Wicklund stated Ms. Bray purchased a permit on 10/15/2021, but there have been no inspections or progress to the structure and there has been no contact with the owner. Mr. Wicklund asks the Board to consider revoking the permit for lack of progress. Mr. Denham asks for a motion. Motion to demolish and revoke the permit on Item 2968, 217 N. Gray Ave. to include any out-buildings and revocation of the active building permit made by Mr. Windsor, Second by Mr. Wilson. (5 Aye, 0 Nay)

Item 2969, 3024 E. 9th St.

Owner was not present at the meeting. Mr. Wicklund informed the Board that this property has been demolished. Mr. Denham asks for a motion. Mr. Wagner made a motion to release Item 2969, 3024 E. 9th St. from the Agenda, Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2972, 213 E. 14th St.

Jose Lam was present as the owner of the property. Mr. Lam informed the Board he has had trouble finding a Contractor, so he will do the job himself as he is one. Mr. Lam came to get a permit last week but was told he needed a consultation with an Inspector first to see what the property needs as far as repairs. Mr. Wicklund advised they would not sell a permit till there was a significant amount of clean up at the property, the garage needs to be emptied out and torn down, the wrap around porch on the front will have to be completely torn off and rebuilt, and all the trash will need to be removed. Mr. Wicklund asked how long he has owned the property and Mr. Lam replied one month, he saw the sign, but did not pay attention to what it

means. Mr. Lam asked if he would have to hire a company to do the demolition projects that were requested. Mr. Wicklund stated we can sell you a permit for demolition, but that is only good for 30 days, so if you take the house down by hand that can take longer than 30 days. Mr. Denham stated Mr. Lam could sign a waiver to have the City do the demolition for him and then that cost is assessed to the property. Mr. Wicklund explained the process of demolition through the City to Mr. Lam. Mr. Lam asked if he needed a permit to clean up the outside of the property and tear down the garage. Mr. Wicklund advised he would not need a permit for cleanup and demolition of the garage and porch, but to tear down the house or do any new work a permit would be required. Mr. Lam asked when the next meeting was and Mr. Denham stated February 25th, but the Board could order it demolished today. Mr. Malone stated he would like to move forward with the demolition hearing. Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Malone, Second by Mr. Windsor. (5 Aye, 0 Nay) Mr. Paul calls Bryan Wicklund under oath and is sworn in by Rachel Freund, Notary Public. Mr. Paul questions Mr. Wicklund if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr. Wicklund states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr. Paul asked Mr. Wicklund if the photographs reflect a placard that was placed on the property and is the purpose of that placard to notify any party that might be present on the property of this proceeding and Mr. Wicklund replied yes. Mr. Paul asked what Mr. Wicklund did to ascertain the ownership of the property and Mr. Wicklund explains that a title search was done using Great American Title showing JL Property Investment as the owner. Mr. Paul asked Mr. Wicklund what if anything else did you do to notify the owner of this proceeding. Mr. Wicklund states that he sent certified letters to Jose Lam with no signed receipt yet. Mr. Paul asked if the owner was present here today and Mr. Wicklund confirmed yes. Mr. Paul asked Mr. Wicklund what if anything else did you do to notify any interested party of this action. Mr. Wicklund tells the Board that the item was advertised in the Joplin Goble with the publication dates of 11/18, 11/25, 12/2, and 12/9 of 2021. Mr. Wicklund expresses that he has based his opinions off the Code of Ordinances with sub-section lines 1, 2, 3, 8, 12, 14, and 18 for Item 2972, 213 E. 14th St. Mr. Wicklund explains that in his professional opinion, he would recommend demolishing the structure. Mr. Paul advised Mr. Lam that he could address the Board. Mr. Lam asked if the City received complaints on the property. Mr. Wicklund explained the process of how properties get on the Agenda for the Board. Mr. Wicklund explained the process of what would happen if the Board approved the demolition. Mr. Lam asks if he can have a 30-day extension to clean up the property and someone can come inspect the house to see there is nothing inside the house. Mr. Paul stated he will treat his comment as being opposed to the demolition and would like a continuance for the next 30 days and Mr. Lam replies yes. Mr. Windsor asked if the previous owner did not make him aware of the property being on the Board's Agenda and Mr. Lam

stated no. Mr. Denham clarified, but you did see the sign and Mr. Lam said he thought the sign was just like any sign on the house. Mr. Wicklund asked Mr. Lam if the previous owner contacted him about the demolition or sign on the door and Mr. Lam said no. Mr. Denham asks for a motion. Motion to demolish Item 2972, 213 E. 14th St. to include any out-buildings made by Mr. Malone, Second by Mr. Windsor. (5 Aye, 0 Nay) Mr. Paul advised Mr. Lam the Board has ordered the house demolished and explained the process of demolition again to Mr. Lam, that he is free talk to an attorney about options if he wants to contest the Board's decision, and that he can continue to work at his own risk and ask the Board to reconsider their decision. Mr. Lam asked if he could hire someone to demolish the house and if he needed a permit for demolition. Mr. Wicklund advised he can go get a Utility Release application and explained the process. Mr. Lam asked if he needed to come back to the next meeting and Mr. Wicklund responds he does not need to, but he can if he would like.

Item 2973, 709 W B St.

Keith Enderle was present as the owner of the property. Mr. Enderle informed the Board that his family member passed away from Covid and he has been finishing up a house for his sister, so he has not had time to go over to the property. Mr. Wicklund spoke with Ms. Perez's attorney yesterday and he requested that this issue be continued for another 30 days as he did not see the ownership getting sorted out before the next meeting. Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Wagner, Second by Mr. Windsor. (5 Aye, 0 Nay) Mr. Paul calls Bryan Wicklund under oath and is sworn in by Rachel Freund, Notary Public. Mr. Paul questions Mr. Wicklund if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr. Wicklund states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr. Paul clarified Exhibit 1,1 dated December 9, 2021, Exhibit 1,2 dated 4/8/21 and 1.0 which is dated 1/25/22. Mr. Paul clarified the photographs in these exhibits are fair and accurate depictions of the property and Mr. Wicklund replied yes. Mr. Paul asked Mr. Wicklund if the photographs reflect a placard that was placed on the property and is the purpose of that placard to notify any party that might be present on the property of this proceeding and Mr. Wicklund replied yes. Mr. Paul asked what Mr. Wicklund did to ascertain the ownership of the property and Mr. Wicklund explains that a title search was done using Great American Title showing John Mac Hutchison with the interest of Keith and Myra Enderle as the owners. Mr. Paul asked if the Enderles purchased the property at tax sale and Mr. Wicklund said yes. Mr. Paul asked Mr. Wicklund what if anything else did you do to notify any interested party of this action. Mr. Wicklund stated a certified letter was sent to John Mac Hutchison. Mr. Wicklund advised a certified letter was sent to Keith and Myra Enderle. Mr. Paul asked if the owner was present here today and Mr. Wicklund confirmed yes. Mr. Wicklund advised a certified letter was sent to

Evenson, Carlin, & Weber with a signed receipt. Mr. Paul asked Mr. Wicklund what if anything else did you do to notify any interested party of this action. Mr. Wicklund tells the Board that the item was advertised in the Joplin Goble with the publication dates of 11/18, 11/25, 12/2, and 12/9 of 2021. Mr. Wicklund expresses that he has based his opinions off the Code of Ordinances with sub-section lines 12, 13, 15, 18, and 19 for Item 2973, 709 W. B St. Mr. Wicklund voiced his concerns over multiple openings to the property as well as broken windows. Mr. Paul clarified that you could see those unauthorized entries in Exhibit 1.0 and Mr. Wicklund replied yes. Mr. Wicklund advised the owner requested an electrical inspection to get power turned back on at this property in February of 2021, but they noticed the meter had been tampered with and advised an electrician would need to be hired and this has not happened yet. Mr. Paul asked Mr. Enderle if he had questions and he replied he would like to see the photos that are being passed around. Mr. Wicklund brought the pictures to Mr. Enderle to review. Mr. Enderle stated a meter socket being deemed as needing repair, doesn't constitute demolition of a property. Mr. Enderle stated there is nothing structurally in non-compliance with the house, other than basement window needing to be boarded up and the basement needing to be secured. Mr. Wicklund replied there are 19 definitions which qualify a building as being dangerous, there other factors than structural stability going on with this property, the electrical has been tampered with, and unauthorized entry is often a cause of so many of the fires that are happening in Joplin right now. Mr. Enderle asked if Ms. Perez's attorney has received copies of the pictures that are being passed around and Mr. Paul said not to his knowledge. Mr. Paul clarified that if anyone asks for a copy of the file, the city would be happy to provide the file to them. Mr. Enderle expressed his concern over tearing down the structure and provided the board with alternate suggestions of sending a strongly worded letter or donating the house to Habitat for Humanity as he could use the write off. Mr. Enderle assured the Board he will go secure the property. Mr. Enderle advised he would like the opportunity to take the property back, but Ms. Perez has avoided that as she is paying on time. Mr. Denham advised the other owner has received letters advising this is a dangerous building and has not come to a meeting and he does not see this changing. Mr. Enderle asked if there was any Community Block grant money that Ms. Perez could apply for, and Mr. Wicklund replied she could speak with Thomas Walters on the 4th floor of City Hall. Mr. Enderle requested the continuance for 30 days. Mr. Paul recommended that he may revisit an Attorney about his legal options. Mr. Wicklund explains that in his professional opinion, he would recommend demolishing the structure. Mr. Denham asks for a motion. Motion to demolish Item 2973, 709 W. B St. to include any out-buildings made by Mr. Malone, Second by Mr. Wagner. (5 Aye, 0 Nay)

Item 2974, 302 N Sergeant Ave.

Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Malone, Second by Mr. Wagner. (5 Aye, 0 Nay) Mr. Paul calls Bryan Wicklund under oath and is sworn in by Rachel Freund, Notary Public. Mr. Paul questions Mr. Wicklund if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr. Wicklund states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr. Paul clarified Exhibit 1, which includes 1.0 which has photographs dated 1/25/22, 1.1 with photographs dated 12/9/21, and Exhibit 1.2 dated 4/8/21. Mr. Paul clarified the photographs in these exhibits are fair and accurate depictions of the property and Mr. Wicklund replied yes. Mr. Paul asked Mr. Wicklund if the photographs reflect a placard that was placed on the property and is the purpose of that placard to notify any party that might be present on the property of this proceeding and Mr. Wicklund replied yes. Mr. Paul asked what Mr. Wicklund did to ascertain the ownership of the property and Mr. Wicklund explains that he had a title search done using Great American Title showing John Mac Hutchison with the interest of Keith and Myra Enderle as the owners. Mr. Paul clarified Mr. Hutchison is the original owner of record, however the property was sold at tax sale and Mr. Wicklund said yes. Mr. Paul asked what if anything did you do to notify the interested parties in this action. Mr. Wicklund stated a certified letter was sent to John Mac Hutchison. Mr. Wicklund advised a certified letter was sent to Keith and Myra Enderle with a signed receipt. Mr. Paul asked if the owner was present here today and Mr. Wicklund confirmed yes. Mr. Wicklund advised a certified letter was sent to Evenson, Carlin, & Weber with a signed receipt. Mr. Paul clarified that the Enderles purchased the property at tax sale and then sold it on a Contract for Deed to an individual represented by Evenson, Carlin, & Weber which was the purpose for that letter. Mr. Paul asked Mr. Wicklund if he had a conversation with Mr. Weber yesterday and if he was aware of this hearing and Mr. Wicklund replied yes. Mr. Paul asked if Mr. Weber asked for a continuance or give a reason that he could not be present at this hearing and Mr. Wicklund stated no. Mr. Paul clarified that Mr. Weber did not want a demolition hearing to occur today, but it wasn't because he couldn't be present at the meeting and Mr. Wicklund replied correct. Mr. Paul asked Mr. Wicklund what if anything else did you do to notify any interested party of this action. Mr. Wicklund tells the Board that the item was advertised in the Joplin Goble with the publication dates of 11/18, 11/25, 12/2, and 12/9 of 2021. Mr. Wicklund expresses that he has based his opinions off the Code of Ordinances with sub-section lines 10, 12, 13, 15, 18, and 19 for Item 2973, 709 W. B St. Mr. Wicklund voiced his concern over the floor of the front porch rotting so that no one could walk across it, the door is missing going to the basement and the stairs are gone down to the basement. Mr. Wicklund advised there was remodeling going on at this property five years ago without permits, and they had to put a stop work order in place with no progress as far as permits or inspections to date. Mr. Paul asked Mr. Enderle if he had questions for Mr. Wicklund

and he advised no. Mr. Paul asked the clerk to swear in Mr. Enderle. Mr. Enderle stated he is willing to go over and secure the property and requested a continuance to see what Ms. Perez's attorney is going to do. Mr. Enderle stated he would like the opportunity to take the ownership of the property back. Mr. Wicklund stated when he spoke with Ms. Perez's Attorney Mr. Weber yesterday, he gave the intention of dragging this out until certain things are figured out, but when he brought up securing the property, he advised he would pass this on to Ms. Perez and that is where the conversation ended. Mr. Enderle advised he knows they are just buying time and he understands this is due to neglect on Ms. Perez's part. Mr. Denham asked if he had anything new to add and Mr. Enderle stated no. Mr. Wicklund explains that in his professional opinion, he would recommend demolishing the structure. Mr. Denham asks for a motion. Motion to demolish Item 2974, 302 N. Sergeant Ave. to include any out-buildings made by Mr. Malone, Second by Mr. Wagner. (5 Aye, 0 Nay) Mr. Denham encouraged Mr. Enderle to see what kind of legal options he has in the next 30 days.

Item 2975, 1611 Missouri Ave.

Owner was not present at the meeting. Mr. Wicklund advised when they got the title work back, there are more parties they need to send certified letters to about the property. Mr. Denham asked if the structure is unoccupied and Mr. Wicklund replied the neighbors said there are people living in the house upstairs, but they aren't supposed to be there, and they are concerned the property has been in this condition for a long time. Mr. Wicklund said he knocked on the door, but no one answered. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2975, 1611 Missouri Ave. to the February 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

Item 2976, 1417 W. 20th St.

Owner was not present at the meeting. Mr. Wicklund informed the Board a car drove into this property, there are structural issues, and he has not spoken with the owner. Mr. Wicklund advised when they got the title work back, there are more parties they need to send certified letters to about the property. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2976, 1417 W. 20th St. to the February 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

New Business

Item 2977, 915 Chestnut Ave.

Owner was not present at the meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2977, 915 Chestnut Ave. to the February 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

Item 2978, 522 S. Patterson Ave.

Owner was not present at the meeting. Mr. Wicklund informed the Board that the owner has ignored the Board's postings on the property and rented it out, the property is secured, and the yard is cleaned up. Mr. Denham stated he feels this doesn't fit the dangerous building conditions and Mr. Wicklund agreed. Mr. Denham asks for a motion. Mr. Wagner made a motion to release Item 2978, 522 S. Patterson Ave. from the Agenda. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2979, 1918 S. Moffet Ave.

Owner was present at the meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2979, 1918 S. Moffet Ave. to the February 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

Item 2980, 802 S. Connor Ave.

Owner was not present at the meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2980, 802 S. Connor Ave. to the February 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

Item 2981, 2304 S. Empire Ave.

Robert Brooks was present on behalf of the owner Jim Ames. Jim and Pamela Ames were not present at the meeting. Mr. Brooks informed the Board that electrical has been totally removed from the property as well as the HVAC, but the property is secure. Mr. Wicklund asked Mr. Brooks to confirm if the house would need to be rewired and he replied yes. Mr. Denham asked if Mr. Ames plans to rehab the property or demolish it and Mr. Brooks stated Mr. Ames is trying to sell the property or do a 1031 exchange. Mr. Wicklund asked if by the next meeting he would be pulling permits and proceeding with repairs and Mr. Brooks replied he has permission to work on the house, but they are hoping the buyer would be doing whatever is necessary to bring the structure up to requirements. Mr. Denham stated it is important to let the potential buyers know that it is on the agenda and could be voted demolished. Mr. Brooks stated he was not aware that it was considered a dangerous building until now, so he wanted to show up to make sure he has accurate information. Mr. Wilson asked if the barn was part of the property and Mr. Wicklund advised it is and it needs to be closed as well. Mr. Brooks advised he will put a lock on the door. Mr. Brooks advised he visits the property frequently and there are no vagrants there. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2981, 2304 S. Empire Ave. to the February 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

Other

Mr. Malone asked if the Board needed to vote on a Vice Chairman. Mr. Paul stated they can vote now or at the next meeting. It was the consensus of the Board to wait till the next meeting to hold the vote.

Mr. Denham asked for a motion to adjourn the meeting. Motion made by Mr. Wagner, second by Mr. Windsor to adjourn the meeting at 11:40 am.

Approved _____

Kyle Denham, Chairman

Approved _____

Rachel Freund, Notary Public



My commission Expires: July 25, 2025