JOPLIN | BUILDING BOARD OF APPEALS

# BUILDING BOARD OF APPEALS

## MEETING MINUTES

## FRIDAY, March 28, 2025

### Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on March 28, 2025.

### Roll Call

Mr. Denham conducted a rollcall. The following people were present: Kyle Denham, Lance Windsor, Gary Duncan, Garret Wagner, Steve Brown, Michael Wicklund, Crystal Harrington, Assistant City Attorney Andrea Knoblock, City Building Officials: Jeff Oliver. Jeff Hadley, Bryan Wicklund and Administrative Assistant: Jo Anne Mergenthaler.

### Motion to Excuse

None to excuse. All present.

### Approval of Minutes

Mr. Duncan made a motion to approve the Building Board of Appeals minutes from February 28, 2025, and Mr. Wagner seconded the motion. (7 Aye, 0 Nay). Motion carried.

**Item 3103 504 S McKinley Ave Nathan Carver**

Mr. Carver said that the outside will be done tomorrow. The fencing will be done today, and the guttering will be going up in about an hour. He also said that plumbing is three quarters of the way done and by next week the electrical and hvac will be done. After that we will get the sheetrock and finish work after. Mr. Denham said that the outside looks great. Mr. Oliver asked the Board to have this one released. He continued saying that they are doing a great job and moving along great.

**A motion was made by Mr. Wagner and seconded by Mr. Wicklund to release Item 3103, 504 S McKinley Ave from the Building Board of Appeals agenda.**
**(7 Aye, 0 Nay) Motion carried.**

**Item 3084 1828 W 4th St Carol Russell**

Mrs. Russell said that the outside is sided and painted. The plumbing and electricity is almost complete. This should be done by next week and then they will work on the mechanical. Mr. Oliver said that he has this one as a release as well and that they are consistent, and their permit is in place. The outside is done and secure.

**A motion was made by Mr. Duncan and seconded by Mr. Wicklund to release Item 3084, 1828 W 4th St from the Building Board of Appeals agenda. (7 Aye, 0 Nay) Motion carried.**

**Item 3033 1010 W 3rd St Lance Ledford**

Mr. Ledford started saying that they have had difficulty with delays from subs. He is ready now for his plumber to get over to the property and get the kitchen floor finished up underneath it to get plywood back on. On the outside there are new doors and windows. The siding is close to being done. He has a duplex next door that is in its final stages and will be sold next month. They don't have any homeless people in the area. Mr. Ledford feels that in the next 12 weeks the project will be complete. They will have painting and finish work inside. Mr. Denham said that this has been on their agenda for close to two years. Mr. Oliver said that their permit is not good, and their permit expired in December 2024. They did inquire by email about getting an extension. Mr. Oliver said he told them that they would need to come and get the Boards blessing on an extension. Mrs. Harrington asked if we could give them a certain amount of time for their permit extension. Mr. Denham asked how long Mr. Ledford thought he would need to finish up and Mr. Ledford said his timeline is 12 weeks. He stated that they are motivated and would not miss any of our meetings. Mr. Denham asked for a motion.

**A motion was made by Mrs. Harrington and seconded by Mr. Windsor to extend the permit to June 27th, 2025, and to continue Item 3033, 1010 W 3rd St to our April 25th meeting for progress report and demolition hearing.**
**(7 Aye, 0 Nay) Motion carried.**

**Item 3115 1128 S Jackson Ave Delia Campbell**

Mrs. Campbell said that she bought the property in a tax sale a year ago and in two years she will own the property. The property has a garage on it, and they added a tree house and a pool. Mr. Denham asked if she had a permit to add a tree house. Mr. Bryan Wicklund stepped in and said that generally you don't need a permit for a tree house but there are limitations to that. The tree house would need to be less than 200 sq ft and there are also rules on whether you can have an accessory structure on a vacant lot. He continued with and because she does not own the house this is considered a vacant lot so he stated that until she owns the property that the tree house will need to come down. Mrs. Campbell said that we have been building the tree house for about two years now. Mr. Wicklund said that he has been getting calls on it for the past two years. Mr. Wicklund said that until she owns the house, they can talk about the size and location where she could possibly build another tree house, but it would need to be much different than what is there. He also stated that the code does not allow the use of used materials and that it needs to have the appearance of a finished structure. He stated that once she owns the property, they can discuss what kind of tree house that is allowed by the code. There was much discussion on the legal ownership of the house. Mr. Bryan Wicklund said that the whole tree house must come down. Mr. Denham asked Mr. Bryan Wicklund about the pool. Mr. Bryan Wicklund said that they are here for the tree house and can't have a tree house until they have ownership of the property. Mr. Wicklund said yes, the pool, an accessory structure and will need to be moved over to the back of the house and Neighborhood Services is checking on that. Mr. Denham asked if the tree house was a play structure or if someone was living in it. Mrs. Campbell said no one lives in it and that it was just a playhouse. Mrs. Harrington asked about down the alley whether there is a first-floor structure that goes back and if that was the garage. Mr. Bryan Wicklund said that there was a trailer that was parked in the back alley, and it needs to be taken care of as well and removed. Mr. Denham said that this is New Business so they will extend this until next month.

**A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3115, 1128 S Jackson Ave be continued to our April 25th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.**

**Item 3054 1624 W 4th St Matt Smith**

Mr. Smith said that all the roughins are just about done and will be getting an inspection next week. The plumber needs to get in and finish up his roughin. By next Friday he should have that done. Mr. Smith stated he has his insulator working today and by the next meeting the drywall will be done. Mr. Oliver told the Board that he had this one to ask the Board to release. Mr. Oliver said that the outside is done except a vent and its weather tight and secure, and he was granted an extension at the last meeting, and it should carry him through to getting this finished and will need to pass the inspections whether it is on this Board or not. The outside is finished and it is weather tight and secure.

**A motion was made by Mr. Windsor and seconded by Mr. Wagner to release Item 3054, 1624 W 4th St from the Building Board of Appeals agenda. (7 Aye, 0 Nay) Motion carried.**

**Item 3108 519 N Pearl Ave Kaleb Adams**

Mr. Adams said that they will get their permit next week and that they have one broken window on the upper floor, but no one can get up there. He has the doors locked and secured. Mr. Oliver said that he will need to set up a consultation with our inspectors. Mr. Denham said that when there is activity at a vacant property that it keeps unwanted people away. Mr. Adams stated that he is at the property every day some days as early as 3 or 4 am to check on it.

**A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3108, 519 N Pearl Ave be continued to our April 25th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.**

**Item 3104 1909 W 15th St Antwan Perry**

Mr. Perry said that they have a current permit in place. Mr. Oliver said that Mr. Hadley and one of their inspectors, Tim Bell, had a consultation with Mr. Perry and went over the sheathing, driveway alterations to a room and he submitted Mr. Bell his drawing. Mr. Denham asked for a timeline. Mr. Perry said he will be working on it every day. Mr. Bryan Wicklund said that after the exterior is done that it will satisfy this Board, and he mentioned that there are 6 months left on his permit. Once the outside is completed, they can issue a separate new permit for the interior work, but the outside needs to be completed 100% done first.

**A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3104, 1909 W 15th St be continued to our April 25th meeting for progress report and demolition hearing. (7Aye, 0 Nay) Motion carried.**

**Item 3002 301 S Winfield Ave Annabel Lopez**

Mrs. Lopez said that the siding will be done this weekend. She said that the mechanical contractor wanted the money up front and they were short so couldn't get that finished until the coming month. Mr. Denham asked why she didn't get a different contractor, and she said that this one was the cheapest. Mr. Oliver said when he did his drive by he say that they are working on the exterior. Mr. Lopez said that the electrician's helper stole many of their parts and that her and her husband have been arguing over this. Her husband wants to continue with the same electrician because they only owe $1000 more but she doesn't want the same guy. Mr. Oliver mentioned that they have had two to three extensions on their permit over a two-year period. He said to get the exterior done first and meter box in place and rails on the front porch and the stairs for the porch. She said that the outside would be done this weekend. Mr. Oliver said that her permit expires in May. Mrs. Lopez said that the outside would be done this month. Mrs. Harrington said that this has been the same as last month and that she will not extend this again because it is the same conversation every month. There was a back-and-forth discussion on this. Mr. Oliver told Mrs. Lopez that the electrician needs to be licensed, bonded and insured in the City of Joplin. Mr. Denham reminded Mrs. Lopez to check references for her contractors, and that it is a red flag if people want all the money up front.

**A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3002, 301 S Winfield Ave be continued to our April 25th meeting for progress report and demolition hearing. (7Aye, 0 Nay) Motion carried.**

**Item 3112 2408 W 4th St Olga M G Juarez & daughter**

Mrs. Juarez said that they recently bought the property and just boarded it up and they still need to get the permits and start working on the house. Mr. Oliver told Mrs. Juarez to call and schedule a consultation to get a walk through. Mr. Denham asked if they would have contractors or if they would be doing the work. Ms. Juarez said they will have contractors. Mr. Hadley said that he received a complaint that there is a homeless person in and out and stays there at night. The neighbor also has kids and there is a school nearby and kids' traffic so there is concern. Ms. Juarez said that the homeless person was removed, and the place is secure now. Mr. Denham said that this is considered new business, so we automatically extend it until our next meeting.

**A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3112, 2408 W 4th St be continued to our April 25th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.**

**Item 3056 217 S Pearl Ave Mr. Isidro Ruiz**

Mr. Ruiz said that they are working on the side and soffit and replacing three windows. Mr. Oliver said that their permit expires in April, and it has been extended three times on this property. Mr. Oliver said that if they got the outside finished first that it probably could come off this agenda. Mr. Wicklund asked Mr. Oliver what is expected to be done to get it off the Boards agenda. Mr. Oliver said that they had been there working on it, but the windows were busted and if he could get the outside finished and weather tight and it might be able to get off this agenda. Mr. Wicklund asked Mr. Ruiz if he replaced the windows and he said he replaced three, but one is cracked and needs to be fixed. Mr. Oliver asked Mr. Ruiz if they will be done by next month. Mrs. Harrington said that they gave 60 days last month and neighborhood improvements sent a property maintenance issue there, so they are dealing with that side of it. Mr. Oliver asked Mr. Ruiz if he is confident that the work will be done by April 25th. Mr. Ruiz said the outside will be done. There was some discussion with Mr. Wicklund on what gets released and what doesn't. Mr. Oliver said that the Board could choose to release. He also said that if the outside of the property and building were completed that it is a possibility that it could come off this agenda. Mr. Wicklund asked that if the windows could get replaced and the soffit and railing then that could suffice this Board. Mr. Oliver said we would like to see the exterior complete.

**A motion was made by Mr. Wicklund and seconded by Mr. Wagner that Item 3056 at 217 S Pearl Ave be continued to our April 25th meeting for progress report and demolition hearing.**

**Item 2990 801, 803 & 805 W 1st St Shawn Grindle**

Mr. Grindle started with it was listed and gone live and they had a few parties that showed interest, and we are working on giving them the information that they need. The possible new purchasers will be aware that it is on this agenda. Mr. Wicklund said that it is in the special remarks. Mr. Grindle said that he sent Troy the necessary information he needed for the tax abatement request from the city, which is verbal, and they are moving forward with that. Mr. Denham asked if the tax abatement was transferable to other owners. Mr. Grindle said that would be a question for Troy. In Mr. Grindle's opinion it would be on the geography and not on the owner. Mr. Grindle said that they did have an investor that was interested in it but because of the market he passed on it. Mr. Bryan Wicklund said that one of the options that we haven't really discussed is the dangerous vacant building permit. It might help everyone involved on this project. He has talked with Troy Bolander and Thomas Walters. There was some talk on this. He continued saying that it is a six-month permit where the owner monitors the property, and the building is boarded up in a specific way with specific materials and it could be extended to two years. It would get to where this Board will not be reviewing it every month with little to no progress if the buildings are kept secure, which they have been. The Board could continue with a dangerous building hearing or Mr. Bryan Wicklund said that he could personally work with the owners and with our inspectors to go through the requirements. This could help get it off this agenda, but it is something he wanted to mention. Mr. Denham said that it looks like all the windows are boarded. Mr. Denham asked Mr. Grindle what Mr. Bryan Wicklund was offering if that was something he would be interested in and Mr. Grindle said he would be. Mr. Denham asked Mr. Bryan Wicklund about the security fence. Mr. Denham asked if the fence was purchased or leased. Mr. Grindle said it was leased and financially he would like to take it down, but we had a lot more traffic than before. There was some discussion. Mr. Wicklund asked about what happens if the property does not get sold. Mr. Bryan Wicklund explained the process that once the vacant dangerous building permit is in place, it would be off this Board's agenda. Mr. Grindle asked if he would need to be in touch with Mr. Bryan Wicklund between now and April 25th and Mr. Bryan Wicklund said yes.

**A motion was made by Mr. Wagner and seconded by Mr. Wicklund that Item 2990, 801, 803 and 805 W 1st St be continued to our April 25th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.**

**Item 3110 719 S Roosevelt Ave**

**A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3110, 719 S Roosevelt Ave be a subject of a dangerous building hearing. (7 Aye, 0 Nay) Motion carried.**

Mrs. Andrea Knoblock opened with an introduction and by calling Mr. Jeff Hadley to be sworn in and to state his name, occupation and title and experience and asked if he had inspected the property in question**. Exhibit 1A** was presented to Mr. Hadley to explain. Mr. Hadley stated that these are photos taken when he posted the property on December 12, 2024. The photos show multiply windows boarded with no electricity to structure. There appears that there was a fire at this location and the back of the structure appears to be open. **Exhibit 1B** – Mr. Hadley states that these are photos he took on March 26th, 2025, which show the condition of the property the same as previous photos with extreme deterioration and not feasible to rehab. There was a tarp added to the roof. The Board accepts Exhibit A1 and 1B. **Exhibit 2 –** Mr. Hadley said that this is the title search that they received from Great American Title Agency showing Mr. Norman Wininger Jr as the owner. It also shows that the property was built in 1932, and the deed shows the owner has owned it since 1999. It shows a delinquent real estate Jasper County property tax, and it is vacant. The Board accepted. **Exhibit 3** - Mr. Hadley stated that these are certified letters that were sent out to the owner letting them know the dates and times to attend the Building Board of Appeals meetings. The first certified letter explains that 719 S Roosevelt Ave as being posted as a dangerous building. There were no return receipts for any of the letters. The final letter gives the date of this meeting to show that a dangerous building hearing will take place, with no receipt. The Board accepted. **Exhibit 4 –** The advertisements in the Joplin Globe that describes this property at 719 S Roosevelt Ave that gives legal notice that it is on the Building Board of Appeals dangerous building and a dangerous building hearing will be heard for this date. The dates of publication in the Joplin Globe were March 6, 13, 20 and 27th of 2025. The Board accepted. Ms. Knoblock asked from the inspection of the property what definitions of the dangerous building Chapter 26-612 of Joplin building code that best describes this property. Mr. Hadley read subsection lines 4, 6, 10, 11, 13, and 18 and continued with saying by the photos passed around this building were a result of a fire and has had no work done and the back is open to outside elements to cause further damage, and his recommendation is for demolition. The city offers certified copies of Chapter 26-612 Articles 9 & 10 of the Joplin city code of ordinances into evidence. The Board accepted. She also requests that the record remain open for these meeting minutes. The Board accepted. Ms. Knoblock said there is no one here to speak on this matter, therefore evidence is closed.

**A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3110, 719 S Roosevelt Ave be declared a dangerous building in accordance with Joplin city code of ordinances Chapter 26 Articles 9 & 10 Section 26-612 Subsections 4, 6, 10, 11, 13 and 18 and so ordered demolish to include all outbuildings. (7 Aye, 0 Nay) Motion carried.**

**Item 3111 1501 E Hill St.**

**A motion was made by Mr. Wicklund and seconded by Mr. Wagner that Item 3111, 1501 E Hill St., be a subject of a dangerous building hearing. (6 Aye, 0 Nay) Motion carried.**

Mrs. Andrea Knoblock opened with an introduction and by calling Mr. Jeff Oliver to be sworn in and to state his name, occupation and title and experience and asked if he had inspected the property in question. **Exhibit 1A –** Are photos that were taken of the property June 5th, 2023. The first photo is of the original placard. It shows a warning placard that the structure is a dangerous building. It has been vacant for some time with the interior being in poor condition with trash and debris and open to the elements and no electricity, gas or water to property. Also, on the exterior the siding, soffit and the fascia are severely dilapidated. **Exhibit 1.B –** These are photos that were retaken by Mr. Oliver on February 4th, 2025. The first photo shows the placard, put back on structure with the original date of June 5th, 2023, posting. Mr. Oliver did get a call from the owner shortly after the first posting saying he would like to rehab, and they did pull a permit. Mr. Oliver said that the exterior was about the same but the interior the owner had cleaned out and did start on a rehab. The Board accepted 1A and 1B. **Exhibit 1C –** Mr. Oliver said that these are photos that he took yesterday, March 24th, 2025. The property remains unsecured, and the placard is missing. He ran into a squatter inside the property while he was there inspecting it. There were no improvements, and the back door is open. The Board accepted 1C. **Exhibit 2–** This is a paper that came in from the cities see fix click on the city's website, with the date the complaint came in was May 26, 2023. The Board accepted. **Exhibit 3 –** This is a document that shows the water was terminated on April 15, 2013. The Board accepted. **Exhibit 4** – This is an email that Mr. Oliver sent to Liberty Utilities requesting to find out what the termination date for electrical service to the property was. The return email shows that August 30th, 2022, was the termination date. The Board accepted. **Exhibit 5 –** This is a printout of the permit that was purchased after the posting in 2023 and that had expired. No inspections had been carried out, and the permit was taken out by Jonathan & Beth Forest. The Board accepted. **Exhibit 6** – The title search by Great American Title Agency showing the owners as Jonathan & Beth Forest. It shows Jonathan Forest paid real estate taxes in 2024. The Board accepted. **Exhibit 7 –** These are certified letters sent to the owner and the first is a courtesy letter letting owners know it was posted, dated June of 2023. There are a couple of letters from January and March. We did receive a signed receipt for one of those letters. The final letter shows today's date for this demolition hearing. The Board accepted. **Exhibit 8 –** This is the order confirmation from the Joplin Globe for the advertisement of the property at 1501 E Hill St. that was put in the legal section. The dates of publication were March 6, 13, 20, and 27th, 2025, showing the demolition hearing with today's date. The Board accepted. Mrs. Knoblock asked Mr. Oliver what the definitions were under Chapter 26-612 that qualify this structure as a dangerous building. Mr. Oliver read subsection lines 12, 13, 15, 18 and 19. He continued with this structure having been vacant for many years, a permit was pulled to rehab property, and it expired. The photos show dilapidated, rotted materials, and the elements to penetrate the structure. In his opinion he believes the structure needs to be demolished. Mrs. Knoblock said the city offers certified copies of Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence. The Board accepted. Mrs. Knoblock asks for the record to remain open for the Building Board minutes. No one is present to testify. Evidence is closed.

**A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3111, 1501 E Hill St be declared a dangerous building in accordance with Joplin's code of ordinances Chapter 26 Articles 9 & 10 Section 26-612 Subsection 12, 13, 15, 18 and 19 and so ordered demolish and the demolition to include all outbuildings. (6 Aye, 0 Nay) Motion carried.**

**Item 3109 908 E 17th St.**

**A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3109, 908 E 17th St., be a subject of a dangerous building hearing. (6 Aye, 0 Nay) Motion carried.**

Mrs. Knoblock reminded Mr. Oliver that he is still under oath. **Exhibit 1.A** – These are photos taken of the property on November 19, 2024, when the placard showing it as a dangerous building was placed on structure. This structure was turned in by an individual online. The building is severely delipidated, trim work moldy and rotted, portions of the outside siding is falling off, roof, soffit and facia in poor condition. There is no electric service – the meter is in poor condition and the framing is rotted. The Board accepted. **Exhibit 1B** – These are photos taken yesterday showing the structure in the same condition. It is not feasible to rehab. The Board accepted. **Exhibit 2** – This email is a request to Liberty for the date of the last electrical service to this property, the return email shows the termination date of July 1, 2003. The Board accepted. **Exhibit 3** – This is a paper that shows the termination of the water service on April 3, 2002. The Board accepted. **Exhibit 4** – This is the title search from Great American Title showing Wanda Marie Dame as the owner. It also shows delinquent real estate taxes for 2024. The Board accepted. **Exhibit 5** – These are certified letters, and the first one is a courtesy letter letting the owner know that it is a finding of fact meeting. There are three letters that were sent with no signed receipts. The Board accepted. **Exhibit 6** – This is the legal notice in the Joplin Globe with publication dates of March 6, 13, 20 and 27th which it shows todays date and that it is not feasible to rehab and therefore should be demolished. Mrs. Knoblock asked Mr. Oliver which definitions of Chapter 26-612 of the Joplin code of ordinances qualifies this property as a dangerous building. Mr. Oliver reads subsection lines 4, 10, 11, 12, 15, 16 and 18. When Mr. Oliver went to post this property, he was expecting it to be vacant, but it was an occupied structure. The son of the owner had been living there for many years with no water or electricity. The property is unfit for habitation. Mr. Oliver had many conversations with him, and he is aware that it is on this Board and is willing to get help to move out. Once we have the order to be demolished it will put him to the top of the list for all the organizations and help him get a place to move into. Mrs. Knoblock said the city offers certified copies of Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence. The Board accepted. Mrs. Knoblock asks for the record to remain open for the Building Board minutes. No witnesses or no one here. Evidence is closed.

**A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3109, 908 E 17th St be declared a dangerous building in accordance with Joplin's code of ordinances Chapter 26-612 Articles 9 & 10 Subsections 4, 10, 11, 12, 15, 16 and 18 and so ordered demolished and the demolition to include all outbuildings. (6 Aye, 0 Nay) Motion carried.**

**Item 3015 & 3016 117 & 121 S Byers Ave**

Mr. Oliver said that the Board extended their permit a few months ago and will expire next month. They are moving forward and there has been activity. They did change the contractor for the permit.

**A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3015 & 3016 at 117 & 121 S Byers Ave be continued to our April 25th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.**

**Item 3072 220 N Byers Ave**

Mr. Oliver said that he met with Ivy Iverson yesterday at the sight and he has this one to release. The permit is still good, and the exterior is done. All the rough ins are done, and the sheetrock is hung, and he is almost ready to paint. Mr. Oliver asked the Board to release this one.

**A motion was made by Mr. Wagner and seconded by Mr. Wicklund that Item 3072, 220 N Byers Ave be released from our agenda. (6 Aye, 0 Nay) Motion carried.**

**Item 3085 1616 S Pearl Ave**

Mr. Oliver states that their permit is active, and they are close to getting the exterior of this one done. He asked the Board to continue this until our April 25th meeting.

**A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3085, 1616 S Pearl Ave be continued to our April 25th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.**

**Item 3090 512 W 20th St**

Mr. Oliver said that there is a permit in place but not a lot of progress. He was here last month and said that they are working on another project first and then will move on to this one. Mr. Oliver asked the Board to continue this one to our April 25th meeting.

**A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3090, 512 W 20th St be continued to our April 25th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.**

**Item 3091 4020 S Main St.**

Mr. Oliver mentioned that he has this one down to be released. Their exterior is done, and they are still working on their rough ins, but they have been moving right along on this property.

**A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3091, 4020 S Main St be released from our agenda. (6 Aye, 0 Nay) Motion carried.**

**Item 3102 519 S Picher Ave.**

Mr. Oliver said that he got some updated news on this one. The owners he believes have decided to demolish this one and they have already reached out to a few demo contractors. He asked the Board to continue this one until next month.

**A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3102, 519 S Picher Ave be continued to our April 25th meeting for progress report or demolition hearing. (6 Aye, 0 Nay) Motion carried.**

**Item 3105 1608 S Minnesota Ave.**

Mr. Oliver said that this is the property owned by Land Scout, and they are trying to work through a few issues to possibly participate in a city program that will demolish and build a new home on it. He received an email from them where they have conversations with a surveyor and an engineering firm, so they are actively working on this, so he asked the Board to continue this one.

**A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3105, 1608 S Minnesota Ave be continued to our April 25th meeting for progress report or demolition hearing. (6 Aye, 0 Nay) Motion carried.**

**Item 3113 1809 E 32nd St**

Mr. Oliver said that this one has been on this Board before but new business, so he asked the Board to continue. Mr. Denham asked if this used to be a church. Mr. Oliver said that it was and there was a gentleman that bought the property in a tax sale, but he might end up tearing it down. Mrs. Harrington asked about a door open on the west side. Mr. Hadley and Mr. Denham said that it is closed. He talked about demolishing it and putting a parking lot there, but because of the water and amount of backfill he would have to have to build up the area he might not be able to.

**A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3113, 1809 E 32nd St be continued to our April 25th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.**

**Item 3114 815 S Ohio Ave**

Mr. Oliver said that this property was the subject of a fire. It has been difficult as far as code enforcement goes for many years so hopefully, we will have this one ready for a demolition hearing at next month's meeting.

**A motion was made by Mr. Wagner and seconded by Mr. Wicklund that Item 3114, 815 S Ohio Ave be continued to our April 25th meeting for progress report or demolition hearing. (6 Aye, 0 Nay) Motion carried.**

**Item 3116** **1220 NW Murphy Blvd**

Mr. Oliver said that this is a commercial building, and we don't know what direction we will be going in. It would be a very expensive demo. Mr. Wicklund asked Mr. Oliver if he spoke with the realtor. Mr. Oliver said he hadn't, and that Mr. Hadley posted it. Mr. Hadley said that he hadn't heard anything either. Mr. Wicklund said that it is listed on the market. It was under contract with Eagle Picher but that fell apart. Mr. Wicklund said that he could give Mr. Oliver and Mr. Hadley his information. It is bank owned and was Fibrex. It has been with the realtor for a year. Mrs. Harrington asked how much land. Mr. Hadley said was listed as 21 acres. There was a conversation on this amongst the Board. Eagle Picher rented it for a while after Fibrex went out.

**A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3116, 1220 NW Murphy Blvd be continued to our April 25th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.**

**28 March 2025**

# Building Board of Appeals

Mr. Wicklund made a motion to adjourn the meeting.

Seconded by Mr. Wagner.

(6 Aye, 0 Nay) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved _____

Jo Anne Mergenthaler, Notary Public

My commission expires: Sept. 17, 2027

JO ANNE MERGENTHALER
Comm. Exp. Sept. 17, 2027
NOTARY PUBLIC NOTARY SEAL
#23942087
Jasper County
STATE OF MISSOURI