JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, April 25, 2025

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on April 25, 2025.

Roll Call

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

Motion to Excuse

All present.

Approval of Minutes

Mrs. Carrington made a motion to approve the Building Board of Appeals minutes from March 25, 2025, and Mr. Wicklund seconded the motion. (7 Aye, 0 Nay). Motion carried.

Item 3104 **1909 W 15th St.** **Ivy Iverson**

Mr. Iverson said that his helper was unable to complete the work, and he had to find someone else. Mr. Denham asked for a timeline of completion. Mr. Iverson said he can't give a timeline, but he is at all the meetings to give his progress. Mr. Oliver said that his permit is good and was renewed about 2 or 3 months ago and he knows he needs to get all his inspections. Mr. Duncan asked Mr. Iverson what he hopes to accomplish by their next meeting. Mr. Iverson said that he would have his footers poured and his windows and doors in.

A motion was made by Mrs. Harrington and seconded by Mr. Duncan that the next Board meeting be moved to the fifth week, Friday, May 30th, due to the Holiday week. (7 Aye, 0 Nay). Motion carried.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3104 at 1909 W 15th Street be extended to May 30th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3090 **512 W 20th St** **Jason Wike**

Mr. Wike stated that the 6-plex at 1702 Wall is almost finished and that his workers will be starting work at the 4-plex not this week but next. He said that they will see the dumpster and all that outside will be stripped off. Mr. Denham asked how long it will take to complete. Mr. Wike said that it would probably take 3 or 4 months at the most. It is already gutted, and the floor plan is not changing. All subs are lined up to do the work.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3090 at 512 W 20th Street be extended to May 30th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3105 **1608 S Minnesota Ave** **Brit Hale**

Mr. Hale said that the property is in the flood way, and they just had engineering reports to remove it from the flood way so we can find a suitable floor plan that will work with the neighborhood revitalization program. They got the results last week and will be working with Tyler and Kaleb this week. Mr. Denham asked if they were planning on demolishing the house. Mr. Hale said that they are and as soon as we get approval from the neighborhood revitalization program. Ms. Knoblock answered Mr. Bryan Wicklund and said that it is a City Managers program

A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3105 at 1608 S Minnesota Ave be extended to May 30th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

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

Mr. Ledford said that they have a building permit in place and the plumber just finished inside and they have their framing crew arriving today. Mr. Denham asked how long it would take to finish. Mr. Ledford said that they agreed on a 3-month permit. Mr. Oliver said that he believes they said until June to complete. Mr. Denham asked Mr. Ledford if he feels it will be done by June. Mr. Ledford said it will be tight, but they are shooting for June to finish. _Mr. Denham asked if a permit was in place. Mr. Ledford said yes there is and that he thought there were partial inspections already on the plumbing. Mr. Bryan Wicklund said that they had been out for several inspections. Mr. Duncan asked what their intentions were for the building when they finished. Mr. Ledford said they would rent the property.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3033 at 1010 W 3rd Street be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 2990 801, 803 & 805 W 1st St

Shawn Grindle

Mr. Grindle said that they will be getting the vacant dangerous building permit that Mr. Bryan Wicklund had suggested. He talked with Mr. Jeff Oliver yesterday. Mr. Oliver spoke and said that they met Mr. Grindle at the property a few weeks ago and he called yesterday and completed the work that they talked about. Mr. Oliver introduced Ms. Shelli Dollson to the Board and said that she will be replacing him next month. She went by and verified that he had boarded up the 3 buildings. It was said that if he did that he could pull the dangerous building permit which is a $200 permit and is good for 6 months and he can renew 3 times and by doing so there was some consideration that it could be possibly removed from this agenda because it is boarded and secured and that might help him by getting some financial partners with it being off this agenda. Mr. Denham said that if something changes it could come back to this agenda and Mr. Oliver agreed. Mr. Grindle said that he just paid for another 6 months of fencing for security. Some discussion on this kind of permit. Mr. Wicklund asked if there was any interest in partnering with them. Mr. Grindle said yes that there is a contractor interested in, and our goal is to reduce the budget whether it is bringing in new investors or bringing down the construction costs. More discussion on who is interested in purchasing. Mr. Wicklund asked how long Mr. Grindle was willing to wait this out, financially. Mr. Grindle said they need to do something in the next 6 months. Mr. Grindle said that Guaranty Bank is the lien holder. Some discussion on this. Mr. Bryan Wicklund spoke about the dangerous building permit and if the Board wants an update every 6 months, then it is technically not off this agenda. Some discussion on this.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 2990 at 801, 803 & 805 W 1st Street be released from our agenda due to the dangerous building permit going to be in place. (5 Aye, 2 Nay). Motion carried.

Mr. Wicklund voted no because he wants to hold Mr. Grindle somewhat accountable to get this done. He doesn't want to see it back on our agenda in 6 months sitting back in the same position. Mrs. Harrington said that her point of view is pretty much the same and that she wants to know that in 6 months they can find out what the status is with the property. Mr. Grindle said he is very willing to give him his phone number if anyone in the city wants to call him so that he will give them an update. She thanked him for coming every month. Mr. Grindle asked Mr. Bryan Wicklund when he could pay for the permit.

Item 3116 **1220 NW Murphy Blvd** **Kevin Van Storey**

Mr. Van Story is the broker for this property for Ben Davis and seller Angel Oak Ridge Lending Fund. Mr. Van Story said that this was a manufacturing company, manufacturing insulation pack material until covid, and it shut down in the summer of 2022. The building is a steel and wrought iron structural facility and is not in any danger of collapsing in the next decade or more. He continued with the listing price, and that they have several prospects, and the bank will probably take whatever is reasonable. This building is the old Eagle Picture manufacturing facility. Lead, cadmium, carcinogens and asbestos to demolish this building would be costly. Mr. Denham asked why the building is left open. Mr. Van Story said that it is the expense. Some discussions on this and the foot traffic in the area. Mr. Van Story said he is here to ask the Board to pause this for about 90 days. Mr. Wicklund asked if it was under contract. Mr. Van Story said that it was under contract twice. There are 22 acres in the sale. Discussion about it getting secured. The Board was ready to have a demolition hearing on this today. Mr. Bryan Wicklund said that the Board can hold a dangerous building hearing and order it secured, and he agrees with Mr. Denham that it won't cost anywhere near $300, to get the building secured on the ground level so people can't get in. Or the city can hold a demolition hearing, and it would be extremely expensive and would be slow, and he believes that the owners should get it secure. More discussion on this and that his agent will have to cover the cost and get paid back or file a lein against the property. Some discussion on liability. Mr. Wicklund stated that the Angel Bank will fight this. Mr. Wicklund said that if we extend these 30 days, Mr. Van Story or Mr. Davis, would you go back to the bank with 3 or 4 options (board, secure or tear down) and say this is what the Board is suggesting. Mr. Brown spoke about this being a danger to the community. More discussion on getting it secure and if there are any police reports. There was more talk about the square footage of the building and that it sits on 21 acres.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3116 at 1220 NW Murphy Blvd be extended to our May 30th meeting for progress report and demolition hearing and that the Board requests that the owner's representative get with the owners and give them the options that they would face next month of demolition and the building being ordered secured or repaired. (7 Aye, 0 Nay). Motion carried.

Item 3120 530 E 7th St Angel Brown

Mrs. Brown said this is a warehouse that she owns. Her husband uses it for personal use. It is secured, but in one of the buildings, the roof in the middle is collapsing. She said that this property was the Middle West Brewing Company so there is some historic value with it. They kept a stable in the back for the horses that carried the beer. Mrs. Brown is asking for some time to figure out her options, she wants to sell the property. Mrs. Brown also said that they are looking into getting it torn down and/or repaired, also they are interested in looking at donating it, if someone is interested in restoring it to its historical value.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3120 at 530 E 7th St. be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3114 815 S Ohio Ave Sammy Huff & Kevin Kneff

Mr. Huff said this property had a fire. Mr. Denham asked what his plans are for the property. They will tear down and rebuild. Mr. Denham asked when the demolition would take place. Mr. Huff said that once they have a permit in place. They have the electric company signature to release for demolition but will need the gas and water signatures yet. Mr. Huff is a builder and would do the demolition himself. Mr. Denham said that this property was held for a demolition hearing today. Mr. Kneff spoke about filling out paperwork today for the demolition with the help from a city grant. Mr. Bryan Wicklund said that they probably were talking with Annie, and it is located within a qualified track so it is possible that it would qualify for the grant money. Mr. Oliver said that the house is still in their mother's name and asked if that was correct and if she was aware of all of this. They said yes and they have power of attorney. Mr. Bryan Wicklund spoke about the process when going through the grant to get it demolished. Mr. Oliver asked if they had checked on the funding for rebuilding. Mr. Huff explained his plans. Mr. Huff said that the building is secure and that he knows it is an eye sore. Mr. Bryan Wicklund said that going through the grant will possibly take 3 months and it would be faster to do the demolition themselves. They asked if they could start the process for the grant and then if they can get it demolished sooner, they could get the permit. Mr. Bryan Wicklund said he is fine with issuing a demolition permit.

A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3114 at 815 S Ohio Ave. be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

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

Mr. Adams explained that he never got a call back from an inspector that was going to meet him over at the property. Mr. Oliver said that he did call a couple of days ago and it was going to be put on here and it was given to Ron (a city inspector) but there was some miscommunication. Mr. Wicklund asked what his goal is with this property. Mr. Oliver said that we spoke on the phone a few times, but Mr. Hadley posted the property so he will go through the photos with him. Mr. Hadley explained all the photos. Mr. Bryan Wicklund said that you can see from the street that the siding is falling off of it and that is why it got posted. He also said to make sure his name and number is on the sign in sheet and an inspector will call this afternoon.

A motion was made by Mr. Wicklund and seconded by Mr. Wagner that Item 3108 at 519 N Pearl Ave be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3056 **217 S Pearl Ave** **Isidro Ruiz** Released

Mr. Ruiz said that they replaced all the broken windows, siding and facia. Mr. Denham asked if he is current with his inspections. Mr. Oliver said that the permit might be right at expiring again. But as far as the windows are being replaced and keeping it securing it and getting it to a place where it is not dangerous I believe the Board could release it. Mr. Bryan Wicklund said that the last inspection was in July and the plumbing inspection passed. There were no electrical inspections and Mr. Bryan Wicklund asked him where he was with it. Mr. Bryan Wicklund said that he needs to call in for an electrical inspection as soon as the electrician is done with the work. Mr. Oliver said that if the Board decides to release it, he encourages Mr. Ruiz to stay over at the property and get it finished up or will be back on this agenda again. Mrs. Harrington said that this is the same conversation we had last month.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3056 at 217 S Pearl Ave be ~~extended to our May 30th~~ meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3002 301 S Winfield Ave Anabell Lopez

Mr. Denham said that he had driven by and was wondering if the wood steps in the front were temporary. Mrs. Lopez said that her husband is working on the railing right now. Mr. Denham said that the front steps are sloping and needed to be level. Mrs. Lopez said that he purchased it and was not sure what happened. Mrs. Harrington asked about the electricity. She replied that the guy cancelled twice and hasn't shown yet. Her husband is going to secure it. Mr. Denham asked if it was the same electrician that he had been using. Mrs. Lopez said yes. Mr. Bryan Wicklund said that the steps were not inspected but back in March the framing was inspected. Mr. Bryan Wicklund said that there are a lot of inspections that still need to happen, but they all pertain to the inside. Mr. Oliver said that their permit will expire before our next meeting. Mr. Denham told Mrs. Lopez that they might need to investigate getting someone else to do the electricity. Mr. Bryan Wicklund said that there have been three separate permits issued to cover portions of this project. There was a discussion on this. Mr. Oliver said we want the outside work to be done and that it is a safety issue too. Mrs. Lopez asked if the plumbing passed inspections. Mr. Bryan Wicklund said that there has been a rough in plumbing inspections and the electric was inspected Aug 24 and Sept 18 but did not pass. Mr. Bryan Wicklund asked Mrs. Lopez to call in for an inspection for the stairs and an electrical inspection at the same time.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3002 at 301 S Winfield Ave be extended to our May 30th meeting for a progress report and demolition hearing (but this must get finished). (7 Aye, 0 Nay). Motion carried.

Recess.

Item 3115 **1128 S Jackson Ave**

Dangerous Building Hearing for an accessory building on a vacant lot.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3115 at 1128 S Jackson Ave. be the subject of a dangerous building hearing. (7 Aye, 0 Nay). Motion carried. Turned over to the city, Ms. Andrea Knoblock, residing.

Mr. Bryan Wicklund was sworn in to testify and gave his name, occupation, years of employment, and his training and experience. He has visually inspected the property from the sidewalk and the alleyway. **Exhibit 1A**, are photos taken on March 10th by the inspector and he described the condition of the property as seen in the photos. **Exhibit 1B**, are photos taken by the inspector dated March 21, 2025. They show the same condition. The Board accepted. **Exhibit 2**, a title search was ordered by the city. The building is a two-story tree house sitting on a vacant lot with no main building. A Ms. Delia Campbell came to last month's meeting and claimed to be the owner of the property. Mr. Bryan Wicklund said that he believes she rents the house next door. The title company believes that lot 170 is owned by **Ms. Sheba Lewis**, who paid all the back taxes through 2024, and Ms. Campbell paid the taxes for 2023 and 2024. Mr. Bryan Wicklund agreed with Ms. Andrea Knoblock that Ms. Campbell claims to own the property. The Board accepted. **Exhibit 3**, certified letters were sent to Ms. Delia Campbell at 1130 S Jackson Ave dated April 2, 2025, notifying her of this meeting and there is a signed receipt. The second page is a declaration of nuisance to Ms. Campbell that notified her of last month's meeting that she did appear before this Board. The Board accepted. **Exhibit 4** is a legal notice of the publication in the Joplin Globe of the property at 1128 S Jackson Ave stating that a dangerous building hearing would be held at today's meeting. The publication dates were April 3, 10, 17th and 24th of 2025. The Board accepted. Ms. Knoblock asked, according to Chapter 26, which definitions qualify this structure as a dangerous building under Chapter 26-612 of the Joplin code of ordinances. Mr. Bryan Wicklund read lines 3, 10, 11, 12, 15, and 18 and spoke of his reasons for each. This structure you can see from blocks away because of its height and the city has received numerous complaints. There is no way to repair it to make it compliant with the city zoning codes. The city offers copies of Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence and requests that the record be held open for publications of the Joplin Globe and these meeting minutes. The Board accepted and the city rests. There is no one here to testify on this property and evidence is closed.

Mr. Wicklund asked if the trees holding up the treehouse would be removed too. Mr. Bryan Wicklund said that if the trees are in the way or completely dead, they will be removed. He believes the trees are alive and if so, just the treehouse would be demolished. This does not include the garage. Neighborhood Services has several violations on both properties, but because of the size of this treehouse it is before this Board.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3113, 1809 E 32nd St. be declared a dangerous building in accordance with Joplin's code of ordinances Chapter 26 Articles 9 & 10 Section 26-612 Subsections 3, 10, 11, 12, 15 and 18 and so ordered demolished and the demolition to include any outbuildings. (7 Aye, 0 Nay). Motion carried.

Item 3113 1809 E 32nd St

Dangerous Building Hearing.

A motion was made by Mr. Wicklund and seconded by Mr. Wagner that Item 3113 at 1809 E 32nd St. be the subject of a dangerous building hearing. (7 Aye, 0 Nay). Motion carried. Turned over to the city, Ms. Andrea Knoblock, residing.

Mr. Hadley was sworn in and stated his name, occupation, years of employment, his training and experience and that he had inspected the property. **Exhibit 1A,** are photos taken on September 30th, 2024, the day it was posted, and he described the photos. They fairly and accurately represent the property. The Board accepted. **Exhibit 1B**, are photos taken on December 9th, 2024, that show the property in the same condition if not worse than the previous photos. The Board accepted. **Exhibit 1C** are photos taken on the 21st of April 2025 showing the outside of the structure in the same condition. It shows that part of a tree had fallen on the roof and was compromising electrical wires. There is no meter connected to the house. The Board accepted. **Exhibit 2**, A title search from Great American Title Insurance Agency was done. A collector's deed for taxes shows the ownership of this property as County 2023 LLC. The Board accepted. **Exhibit 3**, certified mail was sent to this owner with signed receipts. There is a declaration of nuisance and another letter states that there will be a dangerous building hearing today on this date, April 25th, 2025, both with signed receipts. The Board accepted. **Exhibit 4** is a legal notice of the publication in the Joplin Globe for 1809 E 32nd St. that ran on April 3, 10, 17 and 24th of 2025. The Board accepted. Ms. Knoblock asked Mr. Hadley, according to Chapter 26, which definitions qualify this structure as a dangerous building under Chapter 26-612 of the Joplin code of ordinances. Mr. Hadley read lines 6, 10, 13, 14, 15, and 18 and explained why he chose each. Ms. Knoblock asked if he had heard from the owners of the property. Mr. Hadley said that the last they heard several months ago the owner was going to demolish the property but have not heard since then. The city offers copies of Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence and requests that the record be held open for publications of the Joplin Globe and these meeting minutes. The Board accepted and the city rests. . There is no one here to testify on this property and evidence is closed.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3113, 1809 E 32nd St. be declared a dangerous building in accordance to Joplin's code of ordinances Chapter 26 Articles 9 & 10 Section 26-612 Subsections 6, 10, 13, 14, 15 and 18 and so ordered demolished and the demolition to include any outbuildings. (7 Aye, 0 Nay). Motion carried.

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

Mr. Oliver told the Board that the permit for 117 S Byers is still good for another month. They still have a few more inspections and he asked the Board to continue and hopefully will be able to release them next month.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3015 at 117 S Byers Ave and Item 3016 at 121 S Byers Ave be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3085 **1616 S Pearl Ave**

Mr. Oliver asked the Board to continue for another month and possibly will be able to release it next month. Mr. Denham said that it looks good on the outside.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3085 at 1616 S Pearl Ave be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3102 **519 S Picher Ave**

Mr. Oliver told the Board that the owners hired a contractor and had pulled a permit for demolition, and he asked the Board to release it.

A motion was made by Mr. Wagner and seconded by Mr. Wicklund that Item 3102 at 519 S Picher Ave be released due to demolition pending. (7 Aye, 0 Nay). Motion carried.

Item 3112 **2408 W 4th Street**

Mr. Oliver stated that he received a call this morning and had their consultation with the inspectors and will be pulling a permit. He asks the Board to continue next month's meeting.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3112 at 2408 W 4th Street be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3117 **1248 S Roosevelt Ave**

Mr. Oliver asked the Board to continue this Item because it is a new Item.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3117 at 1248 S Roosevelt Ave be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3118 **115 N Galena Ave**

Mr. Oliver said that this property was a subject of a structure fire, and he asked the Board to continue, and it is a new business.

A motion was made by Mr. Wagner and seconded by Mr. Wicklund that Item 3118 at 115 N Galena Ave be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3119 **2341 E Zora Street**

Mr. Oliver told the Board that this one was also a subject of a fire, it is a new business, and he asked the Board to continue.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3119 at 2341 E Zora St be extended to our May 30th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Mr. Duncan took the floor and said that he feels good about what the Board does for residential properties and is conflicted about what they do with some of the larger ones. He is wondering if there is any other approach for some of these larger properties, like the one they heard today. Ms. Knoblock spoke about today's property and the old Freeman and Mr. Bryan Wicklund spoke briefly as well. They spoke about remediation of the properties and about that all the legal process would take about a year. Mr. Duncan continued about the Eagle Picher and that it is a safety issue. Mr. Bryan Wicklund said that he has been tasked with coming up with a vacant dangerous building program. It is expected to be put in place by the end of this year and implemented by next year. They are working out the details of what that program will involve, but more than likely there will be some kinds of fines associated with owning properties that are allowed to fall into these open unauthorized and dilapidated. He continued and said that the state sets very low costs that they are allowed to fine. In his opinion he doesn't feel that a low fine will do anything. They are working on that and with legal to address some of these early on before they come to the Board for demolition and hopefully get some action from the owners before they get to this point. He continued with saying about a year ago this building we spoke of today was secured, but they have allowed it to get to this point. There was more discussion on this with Mr. Bryan Wicklund saying that it is the Board's decision, not City Council, to say whether any building needs to be demolished. More discussion. Mr. Duncan thanked Mr. Denham for this time. Ms. Knoblock spoke about previous items that went to court and where they were with them. Mr. Brown asked Ms. Knoblock about some previous properties. Mr. Wicklund spoke about the properties at 801, 803 & 805. Mr. Bryan Wicklund spoke about this matter and said the owner has been honest, he has kept it secure and put a new roof on it, he says he cannot continue past the six months. Mr. Wicklund said that it always boils down to financing. He talked about the real estate side.

Meeting adjourned.

25 April 2025

Building Board of Appeals

Mr. Wicklund made a motion to adjourn the meeting.

Seconded by Mrs. Harrington.

(7 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

