JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, June 28, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on June 28, 2024.

Roll Call

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

Motion to Excuse

Mr. Windsor made a motion to excuse Mr. Tucker from the June 28, 2024, Building Board of Appeals Meeting. Mr. Duncan seconded the motion. (6 Aye, 0 Nay, 1 Excused). Motion carried.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from January 26, 2024, and Mr. Wicklund seconded the motion. (6 Aye, 0 Nay, 1 Absent). Motion carried.

1). Item 3068 1518 S Sergeant Ave. Dale Poindexter present.

Mr. Poindexter spoke and said that Mr. Oliver called him to let him know that they were going to start the proceedings for the demolition process. He continued saying that they have already started the vinyl siding and the roof is not falling in and it has new windows. On the front side they've started the vinyl siding and should have it done by the next meeting. Mr. Denham asked if Mr. Poindexter if he had a timeframe for when they would be complete. Mr. Poindexter replied that the vinyl - in two weeks, the yard is clean and no tripping hazards, it is locked and secured. Mr. Poindexter stated that he has pictures of the vinyl. Mr. Poindexter replied, 60 days, and that they are waiting for a closing on a different property. Mr. Denham asked if the other property was under contract, and he answered, no not yet. Mr. Denham asked the Board if they had any questions or comments and if there is a motion. Mr. Wicklund asked if there were updates from the city on things that still need to be done. Mr. Hadley did not know. Mr. Oliver said that last, he had heard that they were trying to get their permanent power, but they had to complete some things in the interior. Mr. Poindexter said that they got the temporary pole, but they wouldn't turn the electric on until they got a plumber. Mr. Oliver said that he went by Wednesday and didn't see much progress on the outside. He asked Mr. Poindexter, since Wednesday, if he had started the vinyl. Mr. Poindexter replied yes, and he showed Mr. Oliver a picture of it. Mr. Denham asked for questions or a motion.

Mr. Windsor made a motion that Item 3068, 1518 S Sergeant Ave be extended to our July 26th meeting for progress report and demolishing hearing. Mr. Wagner seconded the motion. (6 Aye, 0 Nay). Motion carried.

2). Item 2986, 302 S Connor Ave. Dale Brooks, Fire Marshall and Angie McGehee present

Mr. Brooks had contacted Andy Hinsley with Marmic Fire & Safety, and they are in the process of installing a fire sprinkler system in the building as a multi-family. He continued that Andy said they are starting the installation on the 15th of July. Mr. Brooks said that the building department contacted the owner to have their plumber get in touch with him so they can discuss the water supply to the structure, and that they will need some plans for that. There was more information on sizes and how the structure needed to be in place. No plans from the plumber yet. Mr. Brooks said that Marmic has gone to American Water to get the application and Marmic has filled out the info on that sheet and it's back with the owner. They are still waiting on the plans, but Marmic Fire & Safety is still proceeding with their plans. Mr. Denham asked Mr. Brooks if Marmic had submitted their plans and Mr. Brooks replied that they had submitted them, and they have been approved. Mr. Denham asked if there were any other questions for Mr. Brooks and there were none. Ms. McGehee came up to the podium and Mr. Denham asked if she had any updates besides what Mr. Brooks stated. She replied that the plumbing is currently being worked on. That they were going in today to put a sub pump in the basement and then they will finish the plumbing in that area. American Water told her that they are getting things rolling on their end. Fire compression with Marmic is next.

Also, the siding is prepped and ready and will go on the building next week. After that the electricians will come in. Mr. Denham asked if there is a timeline for completion and that this is the oldest project that has been on our agenda and that it has been on the agenda for almost two years. Ms. McGehee said that she was told that it had to be done by October, but they are hoping to complete it sooner. She believes in a couple of months it should be done. Mr. Denham asked for any questions or comments. Mr. Wicklund said that Levi promised three months ago that this would be done by July and that he needed to start showing up for these meetings. Ms. McGehee said that he planned on being here today, but it didn't work out, so she was here instead. Mr. Wagner said that he has concerns that the siding isn't going to get done. Ms. McGehee said she would stay on top of that and let Levi know what was said. Mr. Duncan said he had concerns about it getting sided. Mr. Oliver said that he has been getting quite a few complaints recently from neighbors again. Mr. Oliver told Ms. McGehee that we really need to see some kind of progress. She agreed and said absolutely. Denham asked for any questions or comments or a motion. **Mr. Wicklund made a motion that Item 2986, 302 S Connor Ave be extended to our July 26th meeting for the progress report and demolition hearing. Seconded by Mr. Duncan. (6 Aye, 0 Nay). Motion carried.**

3). Item 3056, 217 S Pearl Ave. Elizabeth Rodrigus for Isidro Ruiz.

Ms. Rodrigus said that they have finished getting all their quotes in the last month and her boss has decided who they will contract with and has paid the down payments. Monday MEP plumbing will start, and they told them that it will only take three days to complete all the plumbing and they will be redoing all the sewer line. Arc Electrical will be coming in on July 10th. She didn't know how long they would take. Ms. Rodrigus continued with after that we will get inspections of it all and then start with the painting and all the interior and painting the exterior. Mr. Denham asked when she thought it would be completed. Ms. Rodrigus replied that the plumber said that in the first week of July he should be done and hoping the electrical will be done by the end of July. She said that her guess would be early September, but she doesn't know how her boss is working. Mr. Denham asked for questions or comments or if there is a motion. **Mr. Windsor made a motion that Item 3056, 217 S Pearl Ave be extended to our July 26th meeting for the progress report and demolition hearing. Seconded by Mr. Brown. (6 Aye, 0 Nay). Motion carried.**

4). Item 3084 1828 W 4th St. Dennis Russell present.

Mr. Russell said he was in the process of purchasing the property and he signed a contract a few days ago and that it will be 30 days before he takes possession. He continued with his first plans to do the roof and clean up the outside. Then the siding and then work on the inside. Mr. Denham asked if he would do the work himself and he replied yes, he would be doing the carpentry work himself. Mr. Oliver said that he had not been inside the structure. It is secure but the roof is failing. Mr. Oliver said that he had a conversation at the counter yesterday with Mr. Russell. He explained that he would have to pull a permit for everything and get all the trades. Mr. Russell is aware of that. There may not need to be a plumber, there might just need to have a few repairs. Mr. Oliver said that Mr. Russell is aware of the permitting process and that he is going to call and schedule a consultation to do a walk through with one of the inspectors. Mr. Denham said maybe at the next meeting Mr. Russell could come up with a timeline on completion. He also asked Mr. Russell if he had a closing date. He replied that he thought it was July 26th, but up to 30 days. Mr. Denham asked for any questions or comments or for a motion.

Mr. Wagner made a motion that Item 3084, 1828 W 4th St. be extended to our July 26th meeting for the progress report and demolition hearing. Seconded by Mr. Duncan. (6 Aye, 0 Nay). Motion carried.

5). Item 2990 801, 803 and 805 W 1st St. Jeff Neal w/ Neal Group Const. present for Four Winds Restoration.

Mr. Neal is asking for a three-month extension on the property at 801, 803 and 805 W 1st St. They have had three positive developments. He mentioned that there was a fire just when they were getting ready to start which completely changed the performance of the property. The first is that one of the owners of the Four Winds Restoration Group has moved his family into the house right next to this property. The property in question is boarded up and is more secure with one of the owners being next door. It also has a construction fence around it. The second positive thing is that Tom Walters, with City Planning has approached Four Winds about turning two of the twelve apartments into low-income housing. He will be able to free up some CHDO (Community Housing Development Organization) funds to help with the amount of money they are looking at being able to bring to the project, which will offset the cost of the new roof that had to be put on the structure. They met with him last week and he supplied additional information, and we are working towards that. The other positive thing is that Four Winds has been out there looking for hard money because the performance doesn't work well with a traditional bank. The Missouri Legislature has changed that significantly. He spoke about the last bill that is waiting for signature that will bring an additional 10% of expenses into this project. The owners are looking into more traditional financing because of it. The new legislation will come into effect on the 28th of August and that is why I am looking for a three-month extension. We will pull our currently existing approved historic tax credit project from SHPO (State Historic Preservation Office) and resubmit it under the new rules.

That is the plan at this point. Mr. Denham asked how long it will take with SHPO (State Historic Preservation Office). Mr. Neal said he was part of the seminar last week and they are saying that they are at a 30-day approval, which is a quarter of the time it usually takes, there have been significant changes. Mr. Neal continued with the entire packet has already been approved so that is the positive side of this. They have a historical consultant Deb Sheilds, out of Columbia that has put the package together. She is ready to resubmit as soon as the new legislation comes along. Mr. Denham said that he appreciates that it is fenced and that the roof is on, and it is enclosed and one of the owners now lives next door, but it has been on our agenda 21 times. Mr. Denham continued with, several months ago, he had asked one of the owners of Four Winds if they had a plan B if they couldn't get their financing. There were some statements by Mr. Neal saying he believes what he mentioned was plan B and that Mr. Walters has assured them that the funds can be made available, which brings in about $400 into the project. Mr. Denham asked for any questions or comments and said they are asking for a three-month extension. Mr. Wicklund said that if there was one of the owners living next door then why hasn't he shown up in front of our Board in the past three months. Mr. Wicklund continued that he would be hesitant to extend for three months with no updates whatsoever from an owner. Mr. Neal said that the owner goes out of town frequently to work, and he is out of town today and that is why he asked him to come to this meeting. He also stated that the owner asked him to come last month too but he completely forgot about it. Mr. Denham said that it looked like in our eyes that they walked away from it for quite a few meetings. Mr. Duncan said that he might have missed the timeline, but if we extend it for three months then we would need to extend it again because that would just get you knowing if you have the financing, is that correct, he asked. Mr. Neal replied yes to July August that new legislation comes in and the following month financing. We are also working to get things finalized with the CHDO (Community Housing Development Organization) which is the bond community housing board here in Joplin, so they can get the additional money secured. None of them will be solidified by next month's meeting he answered. Mr. Duncan asked if when they do get financing if the work would begin or is work going to begin once they get the hard money loans. Mr. Neal said he doesn't believe work would begin in August. He believes it would be September the earliest. It is a 12-apartment building, with a significant historic structure. Mr. Neal continued that they are working with planning and development, and we are planning on putting it through the city for property tax abatement and spot lighting, but we are looking at a completion date if we start in September/October 2024, looking at a completion date of late 2025. Mr. Duncan said he would be inclined to a two-month extension.

Mr. Duncan made a motion that Item 2990; 801, 803 and 805 W 1st St. be extended to our August 23rd meeting for the progress report and demolition hearing. Seconded by Mr. Wicklund. (6 Aye, 0 Nay). Motion carried.

Mr. Denham asked if the plans were submitted to the city, and Mr. Neal said they were, but the permit wasn't paid for, but they will resubmit. Mr. Oliver said that he knows it doesn't pertain to this building, but he asked Mr. Neal if he could – the old garage stalls behind the house that a gentleman is now living in, could you have them secure that on the alley side. Mr. Neal said he will tell them that you have requested that in a very forceful manner, and I am sure they will get it done.

6). Item 3002 301 S Winfield Ave Ipolito Lopez and translator present.

Mr. Denham asked for an update on this property. The translator said Mr. Lopez spoke about last month he was told to get the roof done and it is completed now. Mr. Lopez works full-time and, on his nights, and weekends, he works in the house. Mr. Lopez is now focusing on adding three more windows and one door. They are waiting for an estimate from an electrician that came over earlier this week. Mr. Lopez is wondering why the power to the house was cut off. Mr. Oliver said the power was on when tearing off the roof so that was a danger, he asked Empire to disconnect the electricity and at that time there was not a permit in place as Mr. Oliver recalls. Mr. Lopez does have a permit now, but Mr. Oliver said that he will have to get a temporary pole and once the house is through all the rough-ins and to a certain point inside the house then the power to the house will be able to get turned back on. There was discussion about who the electrician will be and if it changes then the city would need to know. Mr. Oliver said that usually the electrician will have temporary poles to use while on the job. Mr. Lopez said Cowan Electric would probably be doing the work. Mr. Lopez said through his interpreter that as soon as he gets the electrician, he will let the city know. Mr. Denham spoke and said that this has been on our agenda for 20 meetings, which almost represents two years, and the city hasn't seen a lot of activity on this. Mr. Lopez reply was that the roof is completed and inside of the house all the walls and studs are reinforced and done. Once they get the electrical done in the next three or four weeks there will be a lot more progress. Mr. Denham mentioned that he shouldn't wait to get his subs lined up and he has had 20 months, this needs to be a top priority. Mr. Lopez said that he feels that there has been a lot of progress in what he has done since he bought the house. Mr. Oliver said that Mr. Lopez will need to call in for a sheathing inspection of the work he has done on the back side of the house, so the city could look at the nail patterns. Mr. Oliver said not to cover it up until it has been inspected. Mr. Lopez said he would do that. Mr. Denham asked the Board for any other questions or comments or a motion.

Mr. Duncan made a motion that Item 3002, 301 S Winfield Ave be extended to our July 26th meeting for the progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay). Motion carried.

7). Item 3071 1822 S Indiana Ave. Marty Coss present.

Mr. Coss wants to see what the next process of this will be. Mr. Oliver asked if he wanted to sign the consent form for demolition. He replied yes. Ms. Knoblock mentioned that since there is a common ownership interest they will have to go forward with the demolition hearing and declare it dangerous. She said that they could go ahead and do the hearing today. Mr. Coss asked what he needs to do and if he needs to sign the form and his soon-to-be ex must sign too, then he will. Mr. Wicklund asked if he thought that his wife would sign. Mr. Coss said he had no idea. Mr. Oliver said that he would call him and have him come into sign. Mr. Coss asked if he needs to come to the next meeting. Mr. Oliver said that after the hearing today then the city will send out a final letter to him and then there will be a 30-day grace period. At the end of the 30 days the city will solicit bids for the demo. Mr. Coss did not stay for the demolition hearing.

8). Item 3077 1202 & 1204 S Wall Ave. Glen Hindbaugh present.

Mr. Hindbaugh spoke and said that he has been out of town for the last five years and didn't know what was going on with his property. He continued with a car hit the building and they didn't have insurance and he boarded it in and then another car hit the building. Mr. Hindbaugh said he was in the process of selling it and had an offer for 88,000 last January and he was hoping to get a 6-month extension today. He has hired Glade Law Firm. The plan is to get it completely emptied now that the renters are out, they were using it for a warehouse. He wants to secure it and get a permit to continue this. He has had three different buyers. There was much talk about his potential buyers. Mr. Hindbaugh said the city sent out letters that went to a hunting cabin in Ozark Missouri, so he wasn't notified what was going on with his property. Mr. Oliver mentioned that Mr. Hindbaugh's son knew. Mr. Hindbaugh spoke continuously about his potential buyers and had letters to show the Board. He also spoke about the neighborhood not being the best, but he wants something that the city will be happy with, and the new buyers will be happy with. There was more discussion by Mr. Hindbaugh about the neighborhood and about his potential buyers. Ms. Knoblock asked Mr. Hindbaugh if the person that hit his building had a letter from the insurance company with the amount that they will subrogate to him for the damages. Mr. Hindbaugh said that they said they had minimum insurance and could pay up to $25,000. Ms. Knoblock asked what his plans would be, if he would do repairs first and then sell or sell it as is to someone. There was more discussion about potential buyers and what their intent would be for the property. Ms. Knoblock said that Phil Glade is Mr. Hindbaugh's attorney and if this is a legal issue still being decided on the insurance amount value, I would say that is a reason for the Board not to go forward and demolish. Mr. Denham said that he is more worried about the building caving in, a big part of the east wall is missing. Mr. Denham asked Mr. Oliver if he had a chance to look at it. Mr. Oliver replied that he had not been inside the structure, but they had someone over there removing some bricks and things of that nature. He also said that he believes the storm this past week has caused more damage, metal pulled off the roof. Mr. Hindbaugh said that

his son had done that. Mr. Duncan asked Ms. Knoblock if it would be good if Mr. Glade contacted us to verify all of this. Mr. Wicklund mentioned that we had already ordered this demolishment, so this is not even on our agenda. Ms. Knoblock asked Mr. Hindbaugh if his attorney, Mr. Glade, filed an appeal. Ms. Knoblock continued saying that if he hasn't filed the appeal of the demo order from last month's meeting that his son was here for, then he probably should do that today or the next day, so you don't lose your chance to appeal. Mr. Denham said that the Board has two options - do nothing or put a stay on it. Mr. Oliver said that the grace period has already passed, it was the 24th. Mr. Wicklund said that this is a safety issue for the community and the building is falling on the public sidewalk. He believes they should continue with the demo. Mr. Oliver spoke about some history on the building department side, that the first vehicle struck the building approximately a year ago and they did secure it and it did have a front on it, but it did not meet code. They had up to a year to pull out a permit or to inquire what he needed to do to make this building meet the city of Joplin code and that is why it was brought to this Board. About that time - to have a hearing on it a second vehicle hit it. Mr. Oliver said that Mr. Hindbaugh has had over a year, and he believes we have been very patient with this issue, and nothing was done.
Mr. Wicklund asked if we need a motion, or if the demolition continues. Mr. Denham said that we don't need a motion. Mr. Hindbaugh asked if he has the 6-month extension. Mr. Bryan Wicklund said that he needs to let his attorney know that the Board listened to his request, and they did not take any action at all, so the demolition order is still in place.

9). Item 3073 512 S Cox Larry Peterson and Jeffery Peir present.

Mr. Peterson said that they completed the plumbing and have about 95% of the electrical done; the foundation and the plumbing and everything is ready to be inspected except the HVAC. David Cowan will be in to schedule an inspection for that. This Wednesday they have an inspection for the plumbing and foundation. Mr. Oliver asked who did their plumbing. Mr. Peterson replied Hook plumbing. Mr. Oliver said that he spoke with Dustin yesterday on the phone and he said that he hasn't been over there to do any of the work, and he is listed on the permit. Mr. Peir said he knew Hook was doing the Byers job. Mr. Bryan Wicklund said that we confirmed that Hook is not doing the work and he wants them to know that their permit runs out next week. Mr. Bryan Wicklund said that they have had a permit for a year. Mr. Peterson said he believes he put in for an extension on that permit. Mr. Wicklund said that it is possible that an extension was requested but he will not extend it without the Board agreeing to that. Mr. Wicklund said that the permit was issued a year ago and the only inspection that was done on site was for a temporary electric. Mr. Peir said that the man who did the plumbing was working under Hook plumbing, and he will get more information on that, but the plumbing is done, and the electric is done, and we just need the HVAC man. Mr. Denham asked if the work is complete, then why haven't there been any inspections. Mr. Peir said he was under the impression that all the inspections would be done all at the same time. Mr. Oliver said that is the case sometimes, that they will go in and do the framing and all the

rough ins at the same time, if possible. Mr. Denham asked if any of the work was covered up. Mr. Peterson said he has not covered up anything. Ahmed Sayed appeared late and spoke. Mr. Oliver said you are telling us that Vincent works for Hook pluming. Mr. Peir said that they are friends yes. Mr. Oliver replied that is not what Dustin told him in their conversation – the owner of Hook Plumbing. Mr. Oliver said you need to be on the up and up with us. Mr. Denham said if your plumber or any subcontractor changes from what you have on your permit then you need to let the city know. He continued and said it is ok to change but the city needs to know who the licensed electrician, plumber and different trades are. Mr. Sayed said he will make sure it is updated with the city. He said that their plumbing has been run and they have put the inspection for Wednesday for plumbing, foundation and electricity. Some discussion on extension of the permit. Mr. Bryan Wicklund said that he will do whatever the Boards direction will be. Mr. Denham asked Mr. Sayed what timeframe he would need. Mr. Sayed replied to a month or two to get all our inspections and start on the finished work which is dry wall and insulation.

Mr. Duncan made a motion that Item 3073, 512 S Cox be extended to our July 26th meeting for the progress report and demolition hearing and permit be extended for 30 days. Seconded by Mr. Windsor. (6 Aye, 0 Nay). Motion carried.

10). Item 3082 124 N Maple Ave. Carlos Reyes Villatoro present.

Mr. Reyes said that they have removed all the housing, the sheds and the fence and tree and put in the back door that the city requested to do.

Mr. Denham asked how long he has owned the property and what his intentions were with the property. Mr. Reyes answered about a year and to rehabilitate it so he can live in it. Mr. Denham asked if he knew what it will take to get it off the Boards agenda. Mr. Oliver asked if he had done a walk through with one of our inspectors about a month ago. Mr. Reyes said yes that he had two different inspectors. Mr. Oliver spoke about the floor needing to be raised up and if that was discussed in his inspections. Mr. Oliver asked if he had done any numbers of what it will cost to get this completed and is it financially worth it. Mr. Reyes said that he doesn't think the money will be an issue and he knows he will need to get a permit. Mr. Oliver asked if he had done this kind of work before, and Mr. Reyes replied that he hadn't, but his dad has, and he has worked with his dad. Mr. Oliver asked if Mr. Reyes had talked with his dad about what this might cost. Mr. Denham said that he really needs to crunch the numbers for this neighborhood and see if it is worth it. Mr. Denham said that this is the first time on the Boards agenda so they will automatically have to extend it for 30 days, but by July 26th, our next meeting, he will need to come prepared to tell us what your intentions are and what your schedule is and if you will follow through with it. Mr. Windsor said that he would suggest he get a contractor to look at the property and give him an estimate of the cost involved, evaluate what you paid for the property and then the cost of the homes in the neighborhood. Mr. Duncan asked if he would be doing the work himself or have it contracted out. Mr. Reyes replied that they will be doing the work themselves. Mr. Oliver said that the trades he wouldn't

be able to do and that they needed to be insured and licensed in the city. It was asked if he had talked with any trades yet. Mr. Oliver said that he would need all his trades by the next meeting. Mr. Reyes said that he has a plumber and electrician and asked when the next meeting was.

Mr. Wicklund made a motion that Item 3082, 124 N Maple Ave be extended to our July 26th meeting for the progress report and demolition hearing. Seconded by Mr. Wagner. (6 Aye, 0 Nay). Motion carried.

11). Item 3054 1624 W 4th St. Matt Smith present

Mr. Smith said that all the windows and doors are all put in and if you walk in you wouldn't tell that there was a fire. He still has two small closet walls to frame in and then he can get it inspected. He believes he can have the electric, and HVAC done at that time and the chimney is torn down. He said that as soon as they get the inspections, they will get that back part done with decking etc. Mr. Oliver asked if his electrician had him penciled in. He said yes, it is Frank Herron and he set the temp pole for him, and he has him on for a few other jobs too.
Mr. Wicklund made a motion that Item 3054, 1624 W 4th St be extended to our July 26th meeting for the progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay). Motion carried.

12). Item 3026, Item 3027. 2611 & 2617 S Pearl Ave. Mr. Jeremy Brown present.

Ms. Knoblock started with under our code Chapter 26 Section 9-152 there is a right to appeal. She continued reading the code. She said that Mr. Jeremy Brown has done that, and a paper is being passed around showing it as a notice to appeal to reconsider the previous order to demolish the slabs at S Pearl Ave. Mr. Jeremy Brown said that the statute says **shall** be rehabilitated, shall is mandatory. Mr. J. Brown went on to say that his son is in law school right now and he said that most people don't understand the difference between **may** and **shall**, so he went on to explain. Section 614.3, then if it is damaged decayed or deteriorated to a degree that it is not feasible to rehabilitate it or not structurally safe that is when you order it demo. Mr. Jeremy Brown's request to reconsider would be that instead of an order to demolish that it be an order to repair. Mr. Wicklund asked in the last 30 days, have they found a buyer. Mr. Jeremy Brown said no that they had talked with two people. He also mentioned that he talked with Mr. Papin yesterday and he has gotten his lien issues worked out and he is the best option for purchasing, but it is going to be a month or two - that Mr. Papin has listed some properties in Neosho that he has a contract with. Mr. Duncan and Mr. Windsor spoke about how many months we will go and the things that were promised and a lot less lenient with other properties and very lenient with you guys. Mr. Windsor said that we have been told outright lies in the past, by representatives of this property. Mr. Wicklund said that if Mr. Jeremy Brown had come to the Board and said that they are under contract, and they are going to close in 30 days and that they have a phenomenal buyer on paper, cash, no contingencies – then. Mr. Brown said he made his plea, and this was as much as a strategic

thing to get all the properties on the same date and same time limits if it is appealed to the city, it would all happen on the same date so we can consolidate and make it simple. Mr. Denham said that Mr. Ferraro said at the last meeting that he didn't care about the neighbors and that goes a long way with him, just realizing that he has turned his back on this property. Ms. Knoblock said that the other two properties are ready for hearing today. Mr. Windsor made a motion that Item 3028, 2621 S Pearl Ave that the previous order of demolition stand. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 1 Abstained). Mr. Denham asked if there is anyone here that objects to Item 3026, 2621 S Pearl Ave be the subject of a dangerous building hearing.

Mr. Duncan made a motion that Item 3026, 2611 S Pearl Ave be the subject of a dangerous building hearing. Seconded by Mr. Wagner. (5 Aye, 0 Nay, 1 abstained). Motion carried.

Mr. Oliver asked the Board to revoke the permit. Mr. Denham asked for a motion.

Mr. Windsor made a motion to revoke the permit for Item 3026, 2611 S Pearl Ave. Seconded by Mr. Brown. (4 Aye, 0 Nay, Mr. Wicklund abstained, Mr. Wagner stepped away before voting). Motion carried.

Ms. Knoblock proceeded with the opening of the dangerous building hearing for Item 3026, 2611 S Pearl Ave and called Mr. Oliver to be sworn in. Mr. Oliver was sworn in and stated his name and occupation. He stated how long he has been in his current position with the city and that he has inspected the property in question. Ms. Knoblock presented to Mr. Oliver Exhibits 1, 1.1, 1.2, 1.3, and 1.4 to review and to speak about each one. Mr. Oliver stated that Exhibit 1, are photos that were taken of the property when it was reposted on January 16, 2024, and the first picture shows the placard of a dangerous building. He continued with Exhibit 1.2 is a photo taken of the slab on February 22nd, 2024; Exhibit 1.3 is another photo taken of the slab at 2611 S Pearl this photo taken on April 25, 2024; Exhibit 1.4 are two photos taken of the slap at 2611 S Pearl taken on June 25th, 2024. They represent the current conditions of the slab with plumbing pipes sticking out of the slab. Ms. Knoblock asked Mr. Oliver what he meant when he said reposting. Mr. Oliver stated that at one point these properties were released in hopes for a potential buyer to get financing, that failed to take place, so they were reposted and brought back to this Board. The original posting was approximately two years ago. Ms. Knoblock moved to admit 1 through 1.4 to the Board. The Board accepted. The original permit appears to have been January 3, 2020. Ms. Knoblock handed Mr. Oliver a set of documents titled Exhibit 2. He stated that this was a title search from Great American Title which shows the owner as J. Pearl Properties LLC. Ms. Knoblock presented Exhibit 2 as evidence. The Board accepted. Another set of documents labeled Exhibit 3 was presented to Mr. Oliver by Ms. Knoblock. Mr. Oliver said that these are a stack of certified letters and one of them being Mr. Jeremy Brown, Guaranty Bank, J. Pearl Properties and Spencer out of St. Louis. The majority of these had signed receipts for these letters. Ms. Knoblock moved to admit, Exhibit 3. The Board accepted.

Ms. Knoblock presented Exhibit 4 to Mr. Oliver to identify. Mr. Oliver stated that this is the affidavit of publication in the Joplin Globe which shows 2611 S Pearl in that legal advertisement with publication dates of February 1, 8, 15 and 22nd of 2024. Ms. Knoblock moved to admit, Exhibit 4 into evidence. The Board accepted. Ms. Knoblock asked Mr. Oliver to explain his training experience that qualifies him as an expert in the identification of dangerous buildings. Mr. Oliver continued with his experience in the Joplin area over a 20-year period. Ms. Knoblock asked after inspecting this property what in our building code qualifies this as a dangerous building. Mr. Oliver said through Section 26-612 Subsections line 18 and he reads, and line 19 he reads. He continued and explained that the construction began about four years and the slabs have sat there with no progress, so it is a nuisance, and he believes it has been abandoned. Ms. Knoblock offered Chapter 26 Article 9 and 10 of the Joplin code of ordinances into evidence before the Board. The Board accepted. She also requested that any publications in the Joplin Globe and all Board meeting minutes be offered into evidence. The Board accepted. The Board had no questions for Mr. Oliver. Mr. J. Brown cross examined Mr. Oliver. Mr. J. Brown said that Mr. Oliver had said the slab sat for four years and the building permit was January 3, 2020. Mr. J. Brown asked when the slabs were poured. Mr. Oliver said that there was an inspection and was approved for that slab on March 13, 2020. Mr. J. Brown asked if some of the pipes were cut down by Mr. Papin when he was asked by the Board. Mr. Oliver said the photos that he took on June 5, 2024, show that the pipes are still sticking up out of the cement slab. The building permit was reissued on February 21, 2024. Mr. J. Brown asked how long under the building code does one has to start work on a building permit. Mr. Oliver said that they typically are good for one year. There was discussion on the three properties. Mr. J Brown said that the slabs passed all inspections prior to the permit being revoked. Mr. Oliver said yes that it passed all inspections four years ago. Mr. J Brown asked if Mr. Oliver felt that the job could have been completed if not for lack of funds. Mr. Oliver said it could have been. Ms. Knoblock asked Mr. Oliver if even though a project with a permit is good for one year it can be revoked at any time due to lack of progress, is that correct. Mr. Oliver replied yes that is correct. Ms. Knoblock continued with you are aware that there is no buyer and no progress, and that this is a fitting reason to revoke the permit. Mr. Oliver said that is correct.

Ms. Knoblock asked Mr. Kunce if he would like to address the Board. Ms. Knoblock asked Mr. Kunce where he lives. Mr. Kunce replied 2630 S Wall across the back alley of the property in question. Talks continued with Mr. Kunce stating that the slabs have been there a long time - the weeds, the grass grow the wild animals, it's an eye sore and others have complained, there is no fencing, and are tired of looking at it. Ms. Knoblock asked Mr. Kunce if it affects your enjoyment of your property. Mr. Kunce replied yes that he and his wife just put on a brand-new deck on their home, and they sat outside and looked at it. He stated that it doesn't make him angry anymore and it just makes him sad. Ms. Knoblock asked if the owner ever reached out to him to help you out or to make it better. Mr. Kunce said no. There was more discussion on this. Mr. J Brown asked Mr. Kunce if they didn't speak after a meeting in the hall a few times before. Mr. Kunce said only once and then he continued with, at the meeting that

he was here he said he didn't know me and never met me. Ms. Knoblock rests and the evidence is closed and turned over to the city for its final decision. Mr. Denham asked for a motion.

Mr. Wagner made a motion that Item 3026, 2611 S Pearl Ave, be declared a dangerous building in accordance with Joplin code of ordinances Chapter 26 Articles 9 and 10 Section 26-612 Subsection 18 and 19 so order demolish to include any outbuilding. Seconded by Mr. Duncan. (5 Aye, 0 Nay, Mr. Wicklund abstained,). Motion carried.

12). Item 3027, 2617 S Pearl Ave.

Mr. Denham asked for a motion to revoke the permit.

Mr. Duncan made a motion to revoke the current permit for Item 3027, 2617 S Pearl Ave. Seconded by Mr. Wagner. (5 Aye, 0 Nay, Mr. Wicklund Abstained). Motion carried.

Mr. Wagner made a motion to have Item 3027, 2617 S Pearl Ave be the subject of a dangerous building hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 1 abstained). Motion carried.

The Board turns it over to the city.

Ms. Knoblock proceeded with the opening of the dangerous building hearing for Item 3027, 2617 S Pearl Ave and called Mr. Oliver remains sworn in. Ms. Knoblock asked Mr. Oliver to state his name, occupation, years with the city and what constitutes him as an expert in his field, which he replied. Ms. Knoblock presented Mr. Oliver with exhibits and asked Mr. Oliver to describe each. Exhibit 1, Mr. Oliver stated this set of photos were taken on March 7 of 2023, which was the original posting, before it was brought to the Board. The photos show that a structure was framed up and sheathed that has been left and exposed to the elements for quite some time, without any progress. There is some beam dilapidation, integrity of the sheathing at the time and as far as these photos are concerned the sheathing and exposure to the weather and the integrity of the lumber was questionable.

Ms. Knoblock asked Mr. Oliver to describe Exhibit 1.1. Mr. Oliver said these photos are the reposting of the structure on January 16, 2024. He stated that the reason for the reposting was that they were released from this Board so the potential buyer at the time could get a loan to purchase the properties, the loan never worked out, so the city reposted the property on January 16, 2024. Ms. Knoblock asked Mr. Oliver if there was any progress in the construction between Exhibit 1 and 1.1 that the photos show. Mr. Oliver replied no, there has been no rough in inspections and has been sitting there with the sheathing exposed and taking on the elements for quite some time. There are a couple of open areas on the second floor where birds and such have gotten in the inside.

Ms. Knoblock presented Exhibit 1.2 and asked Mr. Oliver to describe them. Mr. Oliver said that these are photos taken of the property on February 22, 2024. In these photos Mr. Oliver said that he went by when Mr. Papin had some folks there and they were replacing some of the sheathing and it appeared there were a couple of doors put on the lower levels on the back side. Mr. Oliver continued by explaining who Mr. Papin has been regarding these properties and that he is no longer involved at present with the properties. Ms. Knoblock asked Mr. Oliver to look at Exhibit 1.3 and tell her the date. Mr. Oliver said this is a photo of the property taken on April 25, 2024, with sheathing and plywood over the doors on the back side of the structure. Ms. Knoblock presented Exhibit 1.4 to Mr. Oliver and asked him to identify and describe. Mr. Oliver replied that these photos are photos that were taken on June 25th of this year (2024). Looking at photos of the structure with the green sheathing exposed and some siding added to the lower level of this structure. The photos are a fair and accurate description of the property. Ms. Knoblock moved to admit Exhibit 1 through 1.4 into evidence to the Board. The Board accepted.

Ms. Knoblock asked if Mr. Oliver knew of any progress in the interior of the structure. Mr. Oliver said no and that he believed that some of the wiring was damaged and there had been no progress with wiring and plumbing. He also stated that the original permits were drawn up in 2020 and there has never been a framing inspection. Ms. Knoblock continued asking Mr. Oliver to describe Exhibit 2. Mr. Oliver commented that Exhibit 2 is a title search that they received from Great American Title Agency showing ownership of the property as J Pearl Properties LLC. Ms. Knoblock moved to admit Exhibit 2 into evidence. The Board accepted. Ms. Knoblock asked if Mr. Oliver notified the owner and handed Mr. Oliver a stack of documents as Exhibit 3 and asked him to identify. Mr. Oliver said that these are the certified letters sent to Mr. Jeremy Brown who is here today and to Guaranty Bank, J Pearl Properties LLC the owner and Spencer out of St Louis. Ms. Knoblock moved to admit Exhibit 3 into evidence. The Board accepted. Ms. Knoblock handed Mr. Oliver Exhibit 4, which is a publication of the Joplin Globe, and asked him to explain. Mr. Oliver stated that Exhibit 4 is the affidavit of publication from the Joplin Globe with the publication dates of February 1st, 8th, 15th and 22nd of 2024 and it shows 2617 S Pearl on the legal notice.

Ms. Knoblock asked Mr. Oliver if the owner and his attorney presented themselves in front of this Board several times. He replied that they had, and the owner is aware that this property is in front of this Board for demolition. Ms. Knoblock asked Mr. Oliver what in the Joplin code qualifies this structure as dangerous. Mr. Oliver stated that in Section 26-612 Subsections line 18 and he read. The evidence that had been presented to the Board shows that this project was started in March 2020 and has been sitting there for four years and very little progress was made. Framing was done in 2020 but no framing inspections. Mr. Oliver also stated that vacant structures account for about 60% of fires that happen within the city.
There were no questions from the Board presented to Mr. Oliver.

Mr. Jeremy Brown was called up to question Mr. Oliver. Mr. J. Brown asked Mr. Oliver if the building was secure, and he replied that at the time it was and that there were doors added to the lower level and some plywood over some of the lower openings in the last couple of months. Mr. J. Brown stated that there is no electricity to the building and asked Mr. Oliver if that was correct. Mr. Oliver stated that it was, and Mr. Brown continued by asking Mr. Oliver if Mr. Papin was the General Contractor on the project and not just a potential buyer. Mr. Oliver replied that was correct. It was stated by Mr. Jeremy Brown that Mr. Papin pulled the permit for the project and that he is still interested in the property but is not under contract. There was more questioning on the framing, sheathing and whether there were inspections. Mr. Brown asked if roof repairs were done and if there were inspections. Mr. Oliver said the city did not look at the roof. Mr. J. Brown mentioned that the permit was issued February 21, 2024, and asked if it was good for one year and Mr. Oliver stated that it was. Mr. J. Brown had asked Mr. Oliver more questions on the permit and the work that was done in the last few months. Mr. J. Brown asked Mr. Oliver if the building is not structurally unsound, and he replied that is correct.
Ms. Knoblock asked Mr. Oliver if abandonment was part of the Joplin city code and he replied that it is. She also asked him if Mr. Papin took out the building permit and he replied that Mr. Papin did. Ms. Knoblock also mentioned that Mr. J. Brown stated that Mr. Papin is no longer part of this project, and the building permit has been revoked because of lack of progress. Ms. Knoblock continued noting that Mr. Oliver had said that about 60% of all fires in Joplin occurred in vacant buildings. Mr. J. Brown asked Mr. Oliver regarding vagrants and if he knew of anyone getting in. Mr. Oliver stated that it hadn't been set on fire, but he knows of one occasion where police were called out there where plywood had been removed and vagrants had been inside.
Mr. Kunce was called forward. Ms. Knoblock asked Mr. Kunce to describe why this structure was a nuisance to him. Mr. Kunce continued with his description of what he has seen and what him and his family have endured over the years; eye sore, grass and weeds, lies have been told and the neighborhood he explained was tired of it. There was no contact with the owners to make things better for Mr. Kunce or the neighborhood.

Ms. Knoblock asked if the Board or Mr. J. Brown wanted to cross examine Mr. Kunce. They didn't. The city closed and turned it over to the Board.

Mr. Denham asked if there was a motion for demolition.

Mr. Windsor made a motion to have Item 3027, 2617 S Pearl Ave, be declared a dangerous building in accordance with Joplin code of ordinances Chapter 26 Articles 9 and 10 Section 26-612 Subsection 18 so order demolish to include any outbuildings. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 1 abstained). Motion carried.

(Five-minute recess.)

13). Item 3071 1822 S Indiana Ave.

Motion by Mr. Wicklund and seconded by Mr. Wagner that Item 3071, 1822 S Indiana Ave be the subject of a dangerous building hearing. (6 Aye, 0 Nay). Motion carried.

Ms. Knoblock opened with calling Mr. Oliver and reminded him he was under oath. Ms. Knoblock presented several Exhibits, starting with Exhibit 1. Mr. Oliver said that these photos were taken of the property when it was posted, December 21, 2023. They show it being unfit for human habitation and a dangerous building placard. It was an occupied structure at the time, and the residents allowed them to go inside and look at the property. There was a fire in a storage shed behind the main residence. He continued saying that looking at these photos you might wonder why it is on this Board, but as you see the photos you will see that the interior walls have had a substantial amount of damage due to termites. Exhibit 1.1 was presented to Mr. Oliver to explain. Mr. Oliver said that these photos are photos taken on March 20, 2024, that shows the house in the same condition with no improvements. Exhibit 1.2 was presented to Mr. Oliver, these photos were taken of 1822 S Indiana on June 25th, 2024, and they show it in its current condition. Ms. Knoblock moved to admit Exhibit 1 through 1.2 into evidence. The Board accepted. Ms. Knoblock asked Mr. Oliver if he determined ownership of the property. He said that they had a title search done. Exhibit 2, Ms. Knoblock presented to Mr. Oliver. Mr. Oliver said that this is a title search received from Great American Title and shows the owner as Marty L Coss. The Board accepted Exhibit 2 as evidence. Ms. Knoblock present Exhibit Mr. Oliver replied that Exhibit 3 is a stack of certified letters that were sent out to Marty and to Arvest Bank which was listed on the title work. Ms. Knoblock presented Exhibit 4 to Mr. Oliver and asked him to explain. Mr. Oliver said that Exhibit 4 is the affidavit of publication in the Joplin Globe showing 1822 S Indiana being advertised in the legal section with the publication dates of February 29th, March 7th, 14th and March 21st of 2024. The Board accepted Exhibit 3 and 4 as evidence. Mr. Oliver stated that Mr. Coss has been at several of the Building Board meetings over the last several months. He also said that Mr. Coss has consented to the demolition. Ms. Knoblock asked what in the Joplin code qualifies this structure as a dangerous building. Mr. Oliver responded that Section 26-612 Subsection line 4 and he reads line 5 he reads and states that as seen by the photos one shows in the kitchen the countertop has dropped about 3 to 4 inches, the termites have caused a substantial amount of damage and structural integrity to the property. The owner does recognize this and has consented to this hearing and didn't want to stay for the hearing. Ms. Knoblock admitted Chapter 26 Article 9 and 10 of the dangerous building code into evidence and the Joplin Globe publication and the building Board minutes. The Board accepted the Joplin code into evidence, the Joplin Globe and the Board minutes. Ms. Knoblock stated the evidence closed and the city rests.

Mr. Denham asked for a motion.

Mr. Windsor made a motion and seconded by Mr. Wagner that Item 3071, 1822 S Indiana Ave be declared a dangerous building in accordance with Joplin code of ordinances Chapter 26 Articles 9 and 10 Section 26-612 Subsection 4 and 5 so order demolish to include any outbuilding. (6 Aye, 0 Nay). Motion carried.

14). Item 3051, 2131 Nashville Ave.

Ms. Knoblock said this is ready for hearing if the Board would like to proceed.
Mr. Oliver mentioned that this is the one where the lady came a few times. She hasn't allowed anybody to walk through it with her. She has failed to get the electrical permit. Somebody is living in it and or the trailer that is on the property. The permit that is on there is for windows and siding, it would have to be framing inspection to make sure the windows meet egress. We haven't been able to verify that.
Mr. Wicklund made a motion to revoke the permit for Item 3051, 2131 S Nashville Ave. Seconded by Mr. Windsor. (6 Aye, 0 Nay). Motion carried.
Mr. Windsor made a motion, Item 3051, 2131 S Nashville Ave be the subject of a dangerous building hearing. Seconded by Mr. Duncan. (6 Aye, 0 Nay). Motion carried.

The Board turns it over to the city.
Ms. Knoblock proceeded with the opening of the hearing for Item 3051, 2131 Nashville Ave and called Mr. Oliver and reminded him that he remains sworn in. Ms. Knoblock asked Mr. Oliver to state his name, occupation, years with the city and what constitutes him as an expert in his field, which he replied to all. Ms. Knoblock presented Mr. Oliver with Exhibits and asked Mr. Oliver to describe each. Exhibit 1, Mr. Oliver stated this set of photos were taken on November 29, 2018. The photos show siding and blocks on foundation are missing and windows are boarded up. He said that the owner did do a little of work in 2018 to keep it off the Building Board. Ms. Knoblock continued and asked if there were gaps in the foundation and cinder blocks missing, and Mr. Oliver replied that there are and that the elements have caused more damage. Ms. Knoblock asked Mr. Oliver to describe Exhibit 1.1. Mr. Oliver said these photos of the structure were taken on June 25th, 2024, when Mr. Hadley was with him. These photos show that some of the windows were missing and that there was plywood over other windows. These photos also show shingles failing and that the gas meter had been removed. Mr. Oliver said that as seen by these photos there is a lot of trash in the back of the property, and it shows a very unsafe condition. Ms. Knoblock stated that there is a trailer on the property and asked Mr. Oliver about that. Mr. Oliver replied that the owner's son might be living in the trailer or the house. He also stated that there is no water or electricity in the house. Ms. Knoblock presented Exhibit 1 and 1.1 as evidence. The Board accepted. Ms. Knoblock continued with her questioning and asked Mr. Oliver if he determined ownership of the property. Mr. Oliver mentioned that they had a title search done. Exhibit 2, Ms. Knoblock presented to Mr. Oliver. Mr. Oliver said that this is a title search received from Great American

Title and shows the owner as Tammy Simonds. The Board accepted Exhibit 2 as evidence. Ms. Knoblock inquired of Mr. Oliver if he had notified the owner or anyone with an interest in the property and presented Mr. Oliver with certified letters and marked them Exhibit 3. Mr. Oliver replied that Exhibit 3 is a stack of certified letters that were sent out to Ms. Simonds with signed receipts. Ms. Knoblock presented Exhibit 4 to Mr. Oliver and asked him to explain. Mr. Oliver said that Exhibit 4 is the affidavit of publication in the Joplin Globe showing 2131 S Nashville Ave being advertised in the legal section with the publication dates of October 5th, 12th, 19th, and 26th of 2023. The Board accepted Exhibit 3 and 4 as evidence. Ms. Knoblock asked Mr. Oliver what qualifies him as an expert in the field and he stated that he has been a General Contractor over the past 20 years. Ms. Knoblock asked what in the Joplin code qualifies this structure as a dangerous building. Mr. Oliver read what constitutes a dangerous building, that all buildings or structures, portions or parts of a building, or remains of a building or structure which may have any of the following defects shall be deemed a dangerous building and a nuisance provided that such conditions or defects exist to the extent that they are detrimental to the life, health, property, safety or welfare of the public or its occupants are endangered. Mr. Oliver responded that Section 26-612 Subsection line 10, line 12 and line 18 and he reads each. Ms. Knoblock asked Mr. Oliver if the owner had been to previous meetings, and he replied that she had been but not in the last 3 or 4 months. Ms. Knoblock admitted Chapter 26 Article 9 and 10 of the dangerous building code into evidence and the Joplin Globe publication and the building Board minutes. The Board accepted the Joplin code into evidence, the Joplin Globe and the Board minutes. Ms. Knoblock stated the evidence is closed and the city rests.

Mr. Denham asked for a motion.

Mr. Windsor made a motion that Item 3051, 2131 S Nashville Ave be declared a dangerous building in accordance with Joplin code of ordinances Chapter 26 Articles 9 and 10 Section 26-612 Subsections 10, 12 and 18 so order demolish to include any outbuilding. (6 Aye, 0 Nay). Motion carried.

15). Item 3015, 117 S Byers Ave Item 3016, 121 S Byers Ave

Mr. Oliver stated that there is a permit in place, and no one showed up today. He asked the Board to continue with next month's meeting.

Mr. Wicklund made a motion, seconded by Mr. Windsor, that Item 3015, 117 S Byers Ave and Item 3016, 121 S Byers Ave, be extended to our July 26th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

16). Item 3033 1010 W 3rd St.

Mr. Oliver asked the Board to continue this and there is a permit in place.

A motion was made by Mr. Duncan and seconded by Mr. Windsor, that Item 3033, 1010 W 3rd St be extended to our July 26th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

17). Item 3063 320 S Winfield Ave.

Mr. Oliver asked the Board to give to the city the go ahead with the demolition order.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan to proceed with demolition for Item 3063, 320 S Winfield Ave (6 Aye, 0 Nay). Motion carried.

18). Item 3072 220 N Byers Ave.

Mr. Oliver said that there's a permit in place and they are making progress, and he asked the Board to continue with next month's meeting.

A motion was made by Mr. Wicklund and seconded by Mr. Wagner, that Item 3072, 220 N Byers Ave be extended to our July 26th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

19). Item 3078, 1602 S Byers Ave.

Mr. Oliver told the Board that this is ready to be advertised next month and he had asked the Board to continue with next month's meeting.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan, that Item 3078, 1602 S Byers Ave be extended to our July 26th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

19). Item 3079, 1402 E South St.

Mr. Oliver told the Board that this is ready to be advertised next month and he had asked the Board to continue with next month's meeting.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan, that Item 3079, 1402 E South St be extended to our July 26th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

20). Item 3080 810 Missouri Ave

The owners came in and signed a consent form for demolition. Mr. Oliver asked the Board to be released from their agenda.

A motion was made by Mr. Wicklund, seconded by Mr. Wagner, that Item 3080, 810 Missouri Ave be released from our agenda due to a signed consent form for demolition. (6 Aye, 0 Nay). Motion carried.

21). Item 3081 1016 W 19th St.

Mr. Oliver asked the Board to continue with the next meeting.

A motion was made by Mr. Wicklund, seconded by Mr. Wagner, that Item 3081, 1016 W 19th St be extended to our July 26th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

22). Item 3083 609 Club Ave.

Mr. Oliver said this is New Business and no one has shown up for the meetings. Mr. Oliver said this property might have been sold. He asked the Board to continue to the next meeting.

A motion was made by Mr. Wicklund, seconded by Mr. Windsor, that Item 3083, 609 Club Ave be extended to our July 26th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

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Mr. Windsor made a motion to adjourn the meeting. Seconded by Mr. Wicklund.

(6 Aye, 0 Nay) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved _____

Jo Anne Mergenthaler, Notary Public

My commission expires: Sept. 17, 2027

