Building Board of Appeals
Meeting Minutes

September 25, 2020

Call to order

Mr Hartwell called to order the regular meeting of the Building Board of Appeals at 9:02 am on September 25, 2020.

Roll call

Rylee Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Gary Wilson, Mark Callihan, Garret Wagner, and Ashley Micklethwaite.

Mr Hartwell asked for a motion to excuse Mr Ledford and Mr Reeder from the meeting. Mr Callihan made a motion to excuse Mr Ledford from the September 25, 2020 meeting. Mr Wagner seconded the motion. (5 Aye, 0 Nay)

Approval of Minutes

Rylee Hartwell asked if any members had amendments for the August 28, 2020, minutes.

No amendments were made.

Mrs Micklethwaite motioned for approval of minutes as read. Mr Callihan seconded the motion for approval. (5 Aye, 0 Nay)

Continued Items

Item 2913, 3615 S. Rangeline Rd.

Aaron Gumpenberger was present for the meeting as the owner of the property. Mr Patrick Wood was present for the meeting as the caretaker of the property. Mr Gumpenberger stated that he was on site September 14th and started work securing the hotel. The first-floor windows have been boarded up along with any second-floor windows that were broken or easily accessible. Mr Gumpenberger continues to mention that he has signed a trespassing affidavit with the police department and that is currently on file. The small shed on the property has been demolished and they have installed outdoor LED lights. The deposit for the fence that is going around the perimeter has been made and the fence should be installed within 30 days.

Next week Mr Gumpenberger states that the abandoned truck will be removed and by October 5th he will be working with Mr Wood to get the security cameras installed. Mr Gumpenberger submitted documents with a timeline for the project and outline for the fencing, please see last page for attachments. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2913, 3615 S. Rangeline Rd. to October 23rd, seconded by Mr Wagner. (5 Aye, 0 Nay)

Item 2908, 2409 S. Willard Ave.

Mrs Yatziri Allison was present for the meeting as the owner of the property. Mrs Allison informs the board that they are continuing to work on the project. Last months goals were to have the HVAC and Electric completed, but the contractor for HVAC had a stroke so she is trying to work with him on his timeline of completion. The electric however should be completed and ready for an inspection. Mr Oliver stated that he was very pleased with the progress and it was up to the board if they wanted to continue the item as it is no longer a dangerous building. Mr Hartwell states that he is very encouraged by the progress that Mrs Allison has made but would like to keep the item on the agenda until it is complete. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2908, 2409 S. Willard Ave. to October 23rd, seconded by Mr Wagner. (5 Aye, 0 Nay)

Item 2926, 1308 Central Ave.

Mrs Quen was present for the meeting as the realtor of the property. Mrs Selves was present at the meeting as the potential buyer. Mrs Quen informs the board that the property is set to close on October 20th with the sale and new owner to Mrs Rose Selves. Mrs Selves states that she has gotten permission from the current owner and is already cleaning up the property along with mowing the grass. Mrs Selves states that he understands that the structure was neglected but has great bones and is currently waiting on a bid from her contractor who had just performed a walk through to get her the numbers on a total remodel. Mr Hartwell thanks both Mr Quen and Mrs Selves for coming to the meeting and express's that he is very encouraged with the Mrs Selves as the new owner being present at the meeting. Mrs Selves also informs the board that the windows should be boarded up within a few days as well. Mr Callihan asks Mrs Selves to have a tentative timeline ready for the next meeting. Mrs Selves agrees that she can have that put together as she should have a better idea of the timeline when she gets the bid back from the contractor. Mr Wagner made a motion to continue item 2926, 1308 Central Ave. to October 23rd, seconded by Mrs Micklethwaite. (5 Aye, 0 Nay)

Item 2915, 1215 Iowa Ave.

Mr Kaleb Marty was present for the meeting as the owner of the property. Mr Marty informs the board that as soon as he is done with the property at 1217 Iowa Ave., he is going to be using the same contractors to rehab this property. Mr Marty stated that he boarded up the

property to secure it but is fighting with vagrants on knocking out the boards and then he must re-secure the property. Mrs Micklethwaite asks that Mr Marty works on cleaning out the brush on the property as well. Mr Hartwell asks for a motion. Mrs Mr Callihan made a motion to continue item 2915, 1215 Iowa Ave. to October 23rd, second by Mr Wagner. (5Aye, 0 Nay)

Item 2916, 1217 Iowa Ave.

Mr Kaleb Marty was present at the meeting as the owner of the property. Mr Marty explained to the board that they have finished sheet rock and he believes the rough-in electrical inspection has passed. Mr Oliver stated that he hasn't looked in the last week but last month he told Mr Marty that he would have to renew his permits and it doesn't appear that has been done. Mr Marty stated that he spoke with someone on the phone that told him that he needed to have someone come out and look at it before he renewed the permit. Mr Marty stated that he would be fine with getting the permit renewed but the gentleman that he spoke with just sent him on with out doing so. Mr Oliver explains that he had this property set out for a demolition hearing since the permit was not pulled like they had discussed. Mr Marty apologized for the confusion but stated that he will pull the permit. Mr Wicklund informs the board that the original permit that was pulled expired in March 2020 but the rough-in plumbing and electric inspections were both passed. Mr Wicklund explains to Mr Marty that he does need to get the permit pulled because there still are final inspections that need to be done. Mr Marty agrees with Mr Wicklund. Mr Hartwell asks what other work needs to be done. Mr Marty states that he will be working on the flooring, counter tops, light fixtures, siding which is almost done. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2916, 1217 Iowa Ave. to October 23rd, second by Mr Wagner. (5 Aye, 0 Nay)

Item 2919, 2102 S. Joplin Ave.

Robert Baldwin was present at the meeting as the owner of the property. Brian Pink was also present at the meeting as the potential owner. Mr Baldwin explains that he has removed all the front siding and has decided to replace 10 windows. The back part of the house that has fire damage will be removed and made into an open outdoor area, which is what it was to begin with. Mr Pink explained to the board that this house will be a HUD quality house and will be a rental once remodeling is completed. Mr Callihan asked for a timeline for when the structure will be complete. Mr Baldwin states that approximately 3 months is when they believe the project will be completed. Currently there are 9 properties that are set to close soon, and this is 1 of the 9 properties. Mr Wicklund informs both Mr Baldwin and Mr Pink that a building permit will need to be pulled before work begins on the house. Both Mr Pink and Mr Baldwin understood. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2919, 2102 S. Joplin Ave. to October 23rd, second by Mrs Micklethwaite. (5Aye, 0 Nay)

Item 2920, 2838 Michigan Ave.

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting as progress is being made. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2920, 2838 Michigan Ave. to October 23rd, seconded by Mr Wilson. (5Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present for the meeting as the owner of the property. Mr Wilson explains that he purchased the property at a tax sale in 2019 and just turned in the paperwork to have the deed recorded. Mr Wilson states that as soon as he will be boarding up the structure because he knows that there have been vagrants on site as well as a trailer on the property that needs to be removed. Mr Paul explains to the board how a tax sale works with not being able to do any improvements or access the property for a year. Mr Hartwell asks Mr Wilson to have an open line of communication and to be at the next meeting. Mr Wilson states that he understands. Mr Hartwell asks for a motion. Mr Wanger made a motion to continue item 2921, 1124 Murphy Ave. to October 23rd, seconded by Mr Wilson. (5 Aye, 0 Nay)

Item 2922, 123 Oak Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay) Mr Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale, Notary Public. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr Oliver explains that he had a title search done using Great American Title showing Robert & Ethel Johnson, Mary Johnson, Warren C. Johnson, Kathryn E. Banta, Bonnie J. Callosal & Mary Peterson as joint tenants of survivorship on the title. Mr Oliver states that he sent certified letters to Mary Johnson, who called in and gave me her address to send a certified letter. Certified letters were sent to the address of 123 Oak Ave and others were sent to 55 Crossing Rd, Stella Mo, which has all the before mentioned persons on it as well. Mr Paul questioned Mr Oliver asking if he had contact with any other party regarding the property. Mr Oliver stated that he did, Mr Johnson on site at 123 Oak Ave. Mr Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 9/3, 9/10, 9/17, and 9/24 of this year. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 4, 6, 12, and 18. Mr Oliver explains that in his professional opinion, he would recommend demolishing the structure. Mr Hartwell

asks for a motion. Motion to demolish item number 2922, 123 Oak Ave. made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2923, 1034 S. Kentucky Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay) Mr Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale, Notary Public. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver informs the board that the property at issue had a fire and that can be seen in the photographs that are being passed around. Mr Oliver explains that he had a title search done using Great American Title showing Norman Earl Willey as the owner of the property. Mr Oliver states that he sent certified letters to Mr Willey with no signed receipt. Mr Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 9/3, 9/10, 9/17, and 9/24 of this year. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 6 and 13. Mr Oliver explains that this structure that had a fire and in his professional opinion, he would recommend demolishing the structure. Mr Hartwell asks for a motion. Motion to demolish item number 2923, 1034 S. Kentucky Ave. made by Mr Callihan Second by Mr Wagner. (7 Aye, 0 Nay)

Item 2924, 115 N. Landreth Ave.

Shelby Azuma was present for the meeting as the owner of the property. Mrs Azuma informed the board that the structure has been boarded up, but the plan is to demolish the structure in 3-4 months and possibly build duplexes. Mr Hartwell thanks Mrs Azuma for attending this meeting and for the update but encourages Mrs Azuma to attend the October 23rd meeting and stay in communication with the building department. Mr Callihan recommends that Mrs Azuma contact the Police Department and sign a trespassing affidavit so they can arrest any trespasser or vagrants that try and access the structure without permission. Mrs Azuma agrees and states that she will be in touch with the police department and get that paperwork signed. Mr Hartwell asks for a motion. Mr Wanger made a motion to continue item 2924, 115 N. Landreth Ave. to October 23rd, seconded by Mr Callihan. (5 Aye, 0 Nay)

Item 2925 116 N. Moffet Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay) Mr Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale, Notary Public. Mr Paul questions Mr Oliver if he has had the opportunity to inspect

the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr Oliver explains that he had a title search done using Great American Title showing Norman Katherine Waldrip as the owner of the property. Mr Oliver states that he sent certified letters to Mrs Waldrip with no signed receipt. Mr Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 9/3, 9/10, 9/17, and 9/24 of this year. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 4, 12, 18, and 19. Mr Oliver explains that in his professional opinion, he would recommend demolishing the structure as construction has stopped and the structure has been abandoned. Mr Paul calls Maryanne Phillips under oath and is sworn in by Olivia Stockdale, Notary Public. Maryanne Phillips states that there are a lot of vagrant activity because of this house. It Lowers the property value and the safety of the whole neighborhood is a huge concern. Mr Callihan states that one of the neighbors, Mrs Linda Moseley has a complaint as well with a letter as she was unable to attend the meeting. Mr Hartwell asks for a motion. Motion to demolish item number 2925, 116 N. Moffet Ave. made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2917, 1401 Iowa Ave.

Antwan Perry was present for the meeting as the owner of the property. Mr Oliver explains to the board that Mr Perry wanted to come and speak to the board as he is wanting a stay order placed on the demolition order that was ordered last month. Mr Oliver also wanted to make sure that the board was aware that Mr Perry did come into City Hall asking to remodel the structure, but he advised him to come speak to the board today. Mr Perry asks the board to be able to remodel the structure and not to demolish the building right away without giving him a chance. Mrs Micklethwaite asks Mr Perry if when he purchased the property, he was aware that the structure was posted as a dangerous building and if it was on the building board. Mr Perry stated that he was aware of both situations but since he just bought it on September 1, 2020, he is wanting to have the chance to remodel it. Mr Callihan asks Mr Perry how long he thought it would take him to finish the project if the board decided to order the stay on the order. Mr Perry stated that he thought it would take a little longer than a year to complete. Mr Hartwell asks for a motion. Mr Wagner makes a motion to have the stay order placed and requires a waiver to be signed, a second by Mr Wilson. (2Aye, 3 Nay) The motion fails to pass.

New Business

Item 2928, 1615 Virginia Ave.

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2928, 1615 Virginia Ave. to October 23rd, seconded by Mr Callihan. (5Aye, 0 Nay)

Item 2929, 1701 S. Pearl Ave.

Owner of the property was not present for the meeting. Mr Oliver informed the board that the structure has been demolished and asks the board to release the item from the agenda. Mr Hartwell asks for a motion. Mr Callihan made a motion to release item 2929, 1701 S. Pearl Ave., seconded by Mr Wagner (5 Aye, 0 Nay)

Item 2930, 823 W. 6th St.

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2930, 823 W. 6th St. to October 23rd, seconded by Mr Callihan. (5Aye, 0 Nay)

Mr Hartwell asked for a motion to adjourn the meeting. Motion by Mr Wagner, second by Mrs Micklethwaite to adjourn the meeting at 11:35am.

Approved Rylee Hartwell

Rylee Hartwell, Chairman

Approved Olivia Stockdale

Olivia R Stockdale, Notary Public

OLIVIA STOCKDALE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 18604967
My Commission Expires Dec. 11, 2022

My commission Expires: December 11, 2022

TO: City of Joplin Building Board of Appeals

FROM: HDDA Team

DATE: September 25, 2020

SUBJECT: Progress update on closed Holiday Inn, Joplin, MO

hdda
REDEVELOPING & REIMAGINING HOTEL REAL ESTATE

On August 28, 2020, the new owners of the closed Holiday Inn Joplin, HDDA, dialed-in to the monthly Appeals meeting to introduce HDDA and receive feedback on the city's perspective of the hotel and its safety.

Following the meeting, HDDA visited the hotel to meet with the Chiefs of Fire and Police and Joplin City Planning on September 14th, 2020 to provide additional feedback and demonstrate HDDA's commitment to securing the asset.

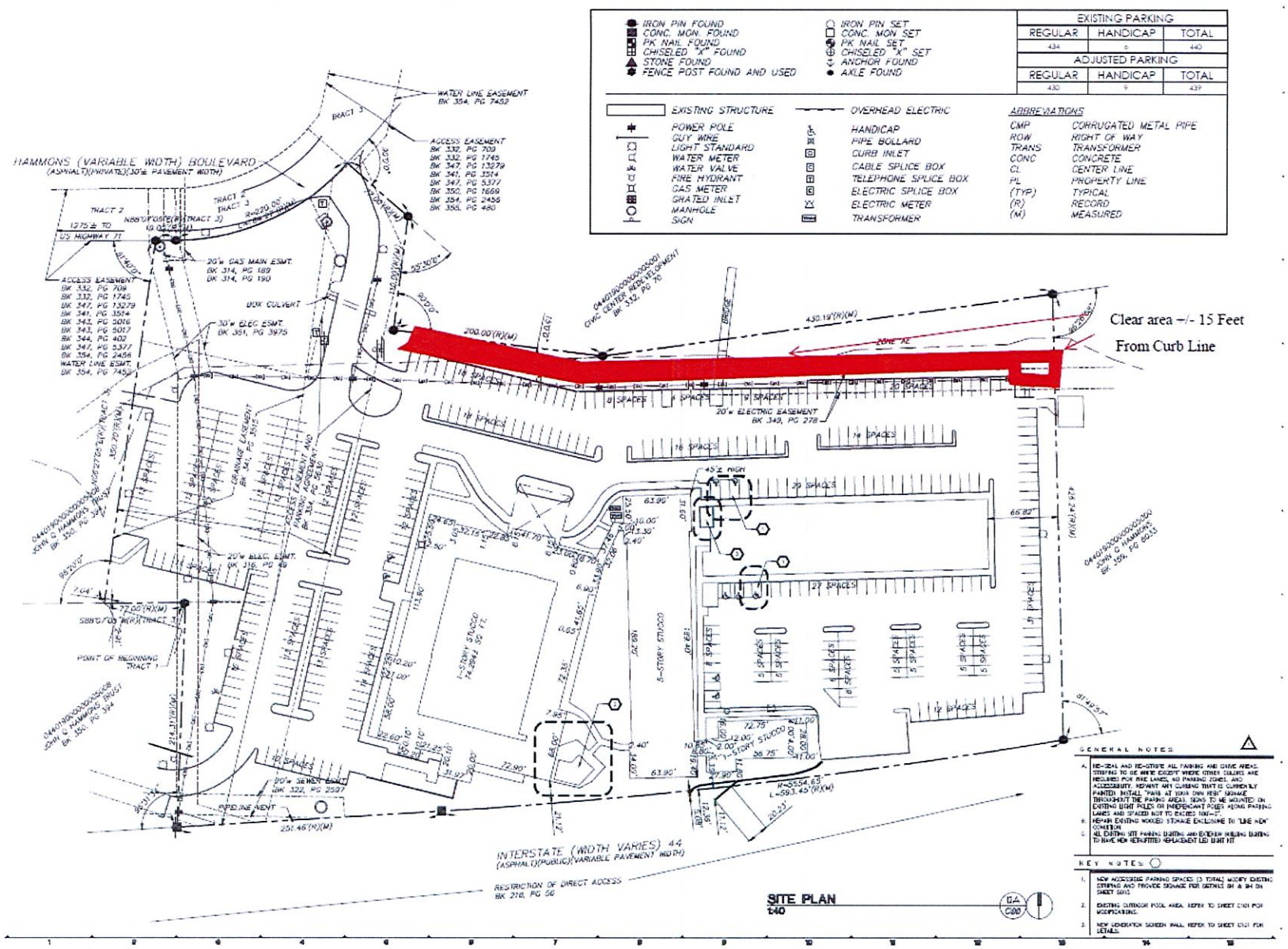
As of September 25th, 2020, the following has been completed at the hotel:

- Draining of the swimming pools
- Complete board up of the first floor
- Board up of all second-floor windows that can be accessed via the roof
- Completed a Trespass Affidavit with the Joplin Police Department
- Removal of all trash around the outside of the hotel
- Swept out the main lobby of broken glass and debris
- Demolished the small shed and boarded up the larger shed
- Installed outdoor solar-powered LED lights for greater security at night
- Engaged with a local contact (Patrick Wood) to serve as HDDA's representative in case of emergencies, additional work, correspondence with the city, etc.
- Approved and provided deposit for fence installation with Robinson Fencing

Current project schedule (albeit subject to change) is outlined below:

- **September 28, 2020:** final police walk-through before installing last board
- **September 28, 2020:** removal of abandoned trucks
- **October 5, 2020:** camera installation and activation (will coordinate with Joplin PD after installation)
- **October 15, 2020:** remove brush and trees 15' into the clearing towards the convention center – plan included below (note that additional collaboration with the city will be required if the entire area is to be cleared out)
- **October 30, 2020:** fence installation (plan included below) – note that Robinson Fence Company has indicated a 30-day timeline due to increased business – has indicated they will try to prioritize to finish sooner
- **December 31, 2020:** if HDDA decides to keep (vs. immediate sale), business plan in place
- **March 31, 2021:** discuss and finalize available resources for potential incentives for redevelopment
- **July 1, 2021:** construction begins
- **April 1, 2022:** hotel re-opening

Current Clearing Plan for Brush and Debris



Fencing Plan

