

Code Enforcement-Housing Code Board of Appeals
City of Cedar Rapids
Wednesday, May 14, 2014

MEMBERS PRESENT:

Al Aossey, Amanda Burns, Sarah Coleman, Garry Grimm, Claudette Roby, Craig Stump, & Jim Thatcher

MEMBERS NOT PRESENT:

INSPECTORS PRESENT:

Jacob Gordon

ALSO PRESENT:

Kevin Ciabatt,i Ray Nees, Officer Corey McGarvey, Amanda Grieder, Annette Lorenz, & Erin Ditscheit.

Housing Code Board of Appeals was called to order on Wednesday, May 14 at 1:00pm In the Greene Square Conference Room at the City Services Center located at 500 15th Avenue SW.

Al Aossey moved to accept the February 5, 2014 minutes as reviewed. Claudette Roby seconded the motion. All ayes, motion carried.

New Business:

H-2-2014-Keith Nemecek, 110 16th St NE

Jacob Gordon advised that Keith Nemecek had paid all outstanding fees-so that appear would be withdrawn and as of 9:00am this morning, Wednesday, May 14, 2014, the property had been purchased and the sale closed by landlord Clint Price. Clint Price spoke stating that he is requesting that the City of Cedar Rapids place a placard on the property so that he may begin vacating the property and start remodeling work which may include down-sizing some of the units in the building, however did not know exactly how many would be removed at this time. Clint Price also stated he understood that the building would need to pass future building and rental inspections in order for it to be rented again.

Jacob Gordon stated a notice of intent to placard was posted on the property on April 17, 2014 and the property will be placarded May 15, 2014 at 9:00 a.m. if conditions still existed. When they placard tomorrow-residents will be given two hours to gather belongings before the property lower level will be boarded up.

Garry Grimm asked what Clint Price's background was in which Clint Price replied he has been a landlord for the past nine years and has several properties registered.

Amanda Grieder stated an advisory team for the tenants had arranged for a shelter conditions are in place.

Clark Riecke-a member of the Moundview Association questioned Clint Price asking him how many units will have when completed. At this time, Clint Price stated he was only in the property one time and currently did not know how he was going to re-configure the units.

Craig Stump moved to take no action in the case against Keith Nemecek since he no longer owned the property. Seconded by Jim Thatcher. All ayes. Motion carried.

Discussion was held after the official decision concerning how things would have been handled if, in fact, Keith Nemecek still owned the property. Jacob Gordon stated Keith Nemecek would have had to vacate this and all his other properties or could have gotten another management company take over the property until he got things in order. ‘

Ray Nees and Kevin Ciabatti explained that the decision of the board is to determine that the City of Cedar Rapids was justified in revoking the license based on the evidence-not necessarily make the decision of how many violations/type of violations justify revocation of the landlord business permit. This property was declared a nuisance on October 8, 2013. Jacob indicated the details of the notices that were sent out. Amanda stated Keith Nemecek never appealed any letters she has sent- nor had he asked how he could improve the property.

The question of placarding just specific units was asked. Ray Nees stated the entire property needs to be placarded as in this case-the property being vacated would assist in remedying the bed bug issue. Evicting all residents also breaks up the rhythm of crime that was occurring as well.

Amana Grieder will also forward the Power Point presentation covering chapter 22A to Shannon to forward on to the board members.

Claudette Roby moved to adjourn the meeting. Seconded by Garry Grimm. All ayes. Motion carried.

Meeting adjourned at 3:00pm.