

# **SUMMARY FOR LEGISLATIVE HEARING**

**342 Thomas Avenue**

**Legislative Hearing – Tuesday, September 13, 2022**

**City Council – Wednesday, October 12, 2022**

The building is a two-story, wood frame, single-family dwelling with a detached two-stall garage on a lot of 6,534 square feet. According to our files, it has been a vacant building since August 22, 2019.

The current property owner is Manuel Crespo, per AMANDA and Ramsey County Property records.

On June 17, 2022, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on June 27, 2022, with a compliance date of July 27, 2022. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.

Taxation has placed an estimated market value of \$20,000 on the land and \$120,900 on the building.

Real estate taxes for the first half of 2022 have not been paid. Total amount due is \$2,903.99 which includes penalty and interest. Taxes for the second half of 2022 are due on October 17, 2022 in the amount of \$2,640.00.

The vacant building registration fees are due in owing in the amount of \$2,459.

A Code Compliance Inspection was done on December 26, 2019 and has since expired.

As of September 12, 2022, the \$5,000 performance deposit has not been posted.

There have been three (3) SUMMARY ABATEMENT NOTICES since 2019.

NO WORK ORDERS have been issued.

Code Enforcement Officers estimate the cost to repair this structure exceeds \$100,000. The estimated cost to demolish exceeds \$40,000.

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days; if not the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.