

SUMMARY FOR LEGISLATIVE HEARING

46 Front Avenue

Legislative Hearing – **Tuesday, January 10, 2023**

City Council – **Wednesday, February 8, 2023**

The building is a two-story, wood frame, duplex with a detached one-stall garage on a lot of 3,781 square feet. According to our files, it has been a vacant building since July 19, 2018.

The current property owner is Petr Gnatyk, per AMANDA and Ramsey County Property records.

On September 28, 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 October 11, 2022, with a compliance date of November 10, 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 \$153,000 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by assessment on August 1, 2022.

A Code Compliance Inspection was done on December 22, 2022.

As of January 9, 2023, the \$5,000 performance deposit has not been posted.

There have been thirty-three (33) SUMMARY ABATEMENT NOTICES since 2018.

There have been sixteen (16) WORK ORDERS issued for:

- Garbage/rubbish
- Boarding/securing
- Tall grass/weed
- Snow/ice

Code Enforcement Officers estimate the cost to repair this structure exceeds \$100,000. The estimated cost to demolish exceeds \$35,000.

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.