SUMMARY FOR LEGISLATIVE HEARING

331 Lawson Avenue West

Legislative Hearing **– Tuesday, October 11, 2022**

City Council **– Wednesday, November 9, 2022**

The building is a two-story, wood frame, duplex with a detached one-stall garage on a lot of 2,770 square feet. According to our files, it has been a vacant building since February 9, 2021 due to a fire.

The current property owner is Charles Nosie, per AMANDA and Ramsey County Property records.

On July 6, 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 July 14, 2022, with a compliance date of August 13, 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 $179,200 on the building.

Real estate taxes for 2021 are delinquent in the amount of $2,546.07, which includes penalty and interest. Taxes for the first half of 2022 are due and owing in the amount of $3,614.26, which includes penalty and interest. Taxes for the second half of 2022 are due on October 17, 2022, in the amount of $3,227.00. The property is scheduled for tax forfeiture in 2023.

The vacant building registration fees were paid by assessment on March 3, 2022.

A Code Compliance Inspection was done on July 30, 2021 and is now expired.

As of October 10, 2022, the $5,000 performance deposit has not been posted.

There have been ten (10) SUMMARY ABATEMENT NOTICES since 2021.

There have been seven (7) 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 $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.