

# **SUMMARY FOR LEGISLATIVE HEARING**

**901 Fuller Avenue**

**Legislative Hearing – Tuesday, February 14, 2023**

**City Council – Wednesday, March 22, 2023**

The building is a two-story, wood frame, single-family dwelling with a detached two-stall garage on a lot of 3,998 square feet. A fire occurred at the property on October 25, 2021 and the building was deemed uninhabitable. According to our files, it has been a vacant building since October 27, 2021.

The current property owner is Joseph P. Ray and Tauriette Ray, per AMANDA and Ramsey County Property records.

On November 9, 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 November 28, 2022, with a compliance date of December 23, 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 \$23,000 on the land and \$148,800 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by check on November 4, 2022.

As of February 13, 2023, a Code Compliance Inspection has not been done.

As of February 13, 2023, the \$5,000 performance deposit has not been posted.

There have been eighteen (18) SUMMARY ABATEMENT NOTICES since 2021.

There have been eight (8) WORK ORDERS issued for:

- Garbage/rubbish
- Boarding/securing
- Tall grass/weeds
- 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.