

# **SUMMARY FOR LEGISLATIVE HEARING**

**975-977 Reaney Avenue**

**Legislative Hearing – Tuesday, November 28, 2023**

**City Council – Wednesday, January 17, 2024**

The building is a two story, wood frame, four-unit dwelling on a lot of 6,350 square feet. The Fire C of O was revoked on December 9, 2015; the property was referred to Vacant Buildings with files opened on February 11, 2016.

The current property owner is Stavros Haidos/Olympia Haidos, per AMANDA and Ramsey County Property records.

On August 30, 2023, 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 September 11, 2023, with a compliance date of October 11, 2023. 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 \$80,000 on the land and \$302,000 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by assessment on March 2, 2023.

A Team Inspection was done February 15, 2019 and has since expired. A new Team Inspection application was received on October 12, 2023.

The \$5,000 performance deposit was posted on October 12, 2023.

There have been nineteen (19) SUMMARY ABATEMENT NOTICES since 2016.

There have been five (5) WORK ORDERS issued for:

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

Code Enforcement Officers estimate the cost to repair this structure exceeds \$80,000. 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.