

SUMMARY FOR LEGISLATIVE HEARING

41 Miller Crest Lane

Legislative Hearing – Tuesday, June 11, 2024

City Council – Wednesday, July 17, 2024

The building is a one story, brick, single-family dwelling with an attached two-stall garage; also has an inground, concrete pool in the rear area of the property; and sits on a lot of 17,424 square feet. The Fire C of O was revoked on September 17, 2010 and the property was referred to Vacant Buildings with files opened on September 24, 2010.

The current property owner is Lowell L Coulter and Corrine Coulter, per AMANDA and Ramsey County Property records.

On November 9, 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 March 20, 2024, with a compliance date of April 19, 2024. 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 \$56,600 on the land and \$297,900 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by check on September 22, 2023.

A Code Compliance Inspection was done on May 17, 2024. The septic system was tested in April 2018 and failed noting it needs to be replaced. This should have been included under the plumbing section on the code compliance inspection but was omitted in the report. The report will need to be amended to include this item.

As of June 10, 2024, the \$5,000 performance deposit has not been posted.

There have been three (3) SUMMARY ABATEMENT NOTICES since 2010 which resulted in NO WORK ORDERS being issued.

Code Enforcement Officers estimate the cost to repair this structure exceeds \$150,000. The estimated cost to demolish exceeds \$30,000.

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.