

SUMMARY FOR LEGISLATIVE HEARING

455 Robert Street South

Legislative Hearing – Tuesday, June 27, 2023

City Council – Wednesday, August 2, 2023

The building is a one-story, wood frame, commercial dwelling with two detached signs on a lot of 27,190 square feet. Property was referred to Fire C of O by hearing officer as being vacant. Property was inspected on August 19, 2022 and a letter revoking the C of O and order to vacate was issued. The property was referred to Vacant Buildings and files were opened on August 22, 2022.

The current property owner is Jumil Wachau, Allstate Bk Real Estate Holdings Ltd, per AMANDA and Ramsey County Property records.

On April 7, 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 April 18, 2023, with a compliance date of May 18, 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 \$190,300 on the land and \$1,038,900 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by check on September 29, 2022.

As of June 26, 2023, a Team Inspection has not been done.

As of June 26, 2023, the \$5,000 performance deposit has not been posted.

There have been seven (7) SUMMARY ABATEMENT NOTICES since 2022.

There have been eleven (11) WORK ORDERS issued for:

- Garbage/rubbish
- Boarding/securing
- Snow/ice
- Graffiti

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