

SUMMARY FOR LEGISLATIVE HEARING

674 Magnolia Avenue East

Legislative Hearing – Tuesday, September 24, 2024

City Council – Wednesday, November 6, 2024

The building is a two story, wood frame, duplex on a lot of 5,009 square feet. The property was condemned by Fire C of O on April 13, 2023 due to a collapsed basement wall. The property was referred to Vacant Buildings with files opened on April 14, 2023.

The current property owner is Rayalen M Hassan, per AMANDA and Ramsey County Property records.

On July 10, 2024, 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 22, 2024, with a compliance date of August 21, 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 \$25,000 on the land and \$168,400 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by assessment on May 2, 2024.

As of September 23, 2024, a Code Compliance Inspection has not been done.

As of September 23, 2024, the \$5,000 performance deposit has not been posted.

There have been four (4) SUMMARY ABATEMENT NOTICES since 2023.

There have been six (6) WORK ORDERS issued for:

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

Code Enforcement Officers estimate the cost to repair this structure exceeds \$75,000. 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.