

# **SUMMARY FOR LEGISLATIVE HEARING**

## **50 Fillmore Avenue East**

**Legislative Hearing – Tuesday, August 22, 2023**

**City Council – Wednesday, September 27, 2023**

The building is a one story, cement block, commercial warehouse on a lot of 556,261 square feet. The Fire C of O was revoked on February 22, 2008 and the property was referred to vacant buildings with files opened on February 26, 2008.

The current property owner is Fillmore Avenue Apartments LLC, per AMANDA and Ramsey County Property records.

On May 24, 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 June 14, 2023, with a compliance date of July 14, 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 \$3,893,800 on the land and \$390,500 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by assessment on April 3, 2023.

As of August 21, 2023, a Team Inspection has not been done.

As of August 21, 2023, the \$5,000 performance deposit has not been posted.

There have been sixty-one (61) SUMMARY ABATEMENT NOTICES since 2008.  
There have been thirteen (13) WORK ORDERS issued for:

- Boarding/securing

Also, for the record, an Order to Abate an open and free flowing well was issued to the property owner/responsible parties on January 31, 2012 with a compliance date of March 1, 2012. The owner requested an extension to comply with the orders on February 23, 2012 which was granted. When compliance was not achieved, a letter was sent to the owner by the Minnesota Department of Health on April 3, 2012 advising that the unsealed well was in violation of state law. On April 9, 2012, the inspector noted that the well was no longer leaking and the order to abate was now in compliance.

Code Enforcement Officers estimate the cost to repair this structure exceeds \$500,000. The estimated cost to demolish exceeds \$100,000.

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.