

# **SUMMARY FOR LEGISLATIVE HEARING**

**118 Manitoba Avenue**

**Legislative Hearing – Tuesday, February 10, 2026**

**City Council – Wednesday, March 18, 2026**

The building is a two story, brick, duplex with two, detached two-stall garages on a lot of 9,583 square feet. The Fire C of O was revoked and the property was referred to Vacant Buildings with files opened on August 12, 2014.

The current property owner is Noah Vang, per AMANDA and Ramsey County Property records.

On December 9, 2025, 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 December 9, 2025, with a compliance date of January 8, 2026. 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 \$211,300 on the building.

Real estate taxes for 2023, 2024, and 2025 are delinquent in the amount of \$21,079.49, which includes penalty and interest. The property will tax forfeit July 31, 2027

The vacant building registration fees are due and owing as of August 12, 2025.

A Code Compliance Inspection was done on July 16, 2020 and has since expired.

As of February 10, 2026, the \$5,000 performance deposit has not been posted.

There have been at least four (4) SUMMARY ABATEMENT NOTICES since 2025. DSI does not currently have information going back to 2014.

There have been twelve (12) WORK ORDERS issued for:

- Garbage/rubbish
- Boarding/securing

Code Enforcement Officers estimate the cost to repair this structure exceeds \$200,000. The estimated cost to demolish exceeds \$75,000.

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.