

MINUTES OF THE LEGISLATIVE HEARING
ORDERS TO REMOVE/REPAIR, CONDEMNATIONS,
ABATEMENT ASSESSMENTS AND ABATEMENT ORDERS

Tuesday, October 12, 2010

Room 330 City Hall, 15 Kellogg Blvd. West
Marcia Moermond, Legislative Hearing Officer

The hearing was called or order at 10:05 a.m.

STAFF PRESENT: Steve Wagner, Department of Safety and Inspections (DSI), -- Vacant Buildings; Paula Seeley, Inspector, DSI; Christine Boulware, Planning and Economic Development (PED), Historic Preservation Commission (HPC); Matt Dornfeld, DSI –Vacant Buildings; Mike Urmann, DSI Fire Inspection

7. Ordering the owner to remove or repair the building(s) at 927 Jordan Avenue within fifteen (15) days from adoption of resolution. **(CPH 11/3)**

Ms. Hardy appeared.

Ms. Moermond stated that this house currently belongs to the State of Minnesota. Ms. Hardy said that it had been her husband's family home. They lost it about one (1) year ago. Her husband became ill. Mr. Wagner asked if a Confession of Judgment had been done on this. Ms. Hardy said, "Yes."

Ms. Moermond stated that the City cannot give the property back; it will need to move forward, which means eventual demotion unless the State of Minnesota wants to save it. The City has not heard from the state. When there is a failure on the Confession of Judgment, the City/County will not entertain an application for re-purchasing the property.

Ms. Moermond requested a staff report. Mr. Wagner reported that this is a one story, wood frame, single family dwelling with a detached 2-stall garage on a lot of 2,300 square feet. According to their files, it has been vacant since July 12, 2007. The current property owner is State Of MN Trust Exempt per Ramsey County. The City has had to board this building to secure it from trespass. There have been twelve (12) Summary Abatement Notices since 2007. There have been ten (10) Work Orders for boarding/securing, removal of tall grass and weeds, improperly stored refuse, garbage and misc debris. On July 6, 2010, 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 23, 2010 with a compliance date of September 3, 2010. As of this date this property remains in a condition which comprises a nuisance as defined by the legislative code. The Vacant Building registration fees have gone to assessment. Taxation places an estimated market value of \$38,900 on the land and \$30,700 on the building. A Code Compliance Inspection has not been completed and the bond has not been posted. Real Estate taxes are current. Code Enforcement Officers estimate the cost to repair this structure starting at \$40,000; demolition starting at \$8,000. Code Enforcement recommends removal of the building within fifteen (15) days.

Ms. Moermond recommends removal of the building within fifteen (15) days with no option for repair.