

# SUMMARY FOR LEGISLATIVE HEARING

922 Thomas Avenue

Legislative Hearing – **Tuesday, October 26, 2010**

City Council – **Wednesday, November 17, 2010**

The building is a one story, wood frame, commercial building on a lot of 4,356 square feet.

According to our files, it has been a vacant building since December 22, 2009.

The current property owner is Abdul Tel/Naifha Wraidat, per AMANDA and Ramsey County Property records.

There have been three (3) SUMMARY ABATEMENT NOTICES since 2009.

There have been three (3) WORK ORDER(S) issued for:

- Removal of snow and ice
- Improperly stored refuse, garbage and misc debris

On July 20, 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 August 12, 2010 with a compliance date of September 20, 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 were paid. *(Major fire at property - will hold fee for 60 days as fee was never held in the beginning. ~MD)*

Taxation has placed an estimated market value of \$33,900 on the land and \$191,100 on the building.

As of September 13, 2010, a Team Inspection has been completed.

As of August 27, 2010, the \$5,000.00 performance bond has been posted.

Real Estate taxes for the year 2010 are delinquent in the amount of \$9,550.60, plus penalty and interest.

Code Enforcement Officers estimate the cost to repair this structure exceeds \$75,000. The estimated cost to Demolish exceeds \$10,000.

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.