

SUMMARY FOR LEGISLATIVE HEARING

810 Maryland Avenue East

Legislative Hearing – Tuesday, November 25, 2025

City Council – Wednesday, January 7, 2026

The building is a one story, steel frame, commercial building (CVS Store) on a lot of 50,094 square feet. The Fire C of O was revoked and the property was referred to Vacant Buildings with files opened on April 24, 2023.

The current property owner is John J Huegel Trust and Magaret M Huegel Trust, per AMANDA and Ramsey County Property records.

On September 17, 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 September 25, 2025, with a compliance date of October 25, 2025. 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 \$500,900 on the land and \$2,208,500 on the building.

Real estate taxes are current.

The vacant building registration fees are now due and owing in the amount of \$5,082.00.

As of November 24, 2025, a Team Inspection has not been done.

As of November 24, 2025, the \$5,000 performance deposit has not been posted.

There has been a minimum of nine (9) SUMMARY ABATEMENT NOTICES since 2023.

There have been thirteen (13) WORK ORDERS issued for:

- Garbage/rubbish
- Boarding/securing
- Graffiti

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