

SUMMARY FOR LEGISLATIVE HEARING

693 Cook Avenue East

Legislative Hearing – Tuesday, October 28, 2025

City Council – Wednesday, December 3, 2025

The building is a two story, wood frame, single-family dwelling with a detached two-stall garage on a lot of 5,009 square feet. The property was condemned by Code Enforcement on May 1, 2023, and was referred to Vacant Buildings with files opened on May 23, 2023.

The current property owner is Phillip and Arlene Johnson, per AMANDA and Ramsey County Property records.

On July 23, 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 August 25, 2025, with a compliance date of September 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 \$25,000 on the land and \$138,200 on the building.

Real estate taxes for 2023, 2024 and 2025 are delinquent in the amount of \$7,969.50, which includes penalty and interest. The property is scheduled for tax forfeiture on July 31, 2027.

The vacant building registration fees are now due and owing.

As of October 27, 2025, a Code Compliance Inspection has not been done.

As of October 27, 2025, the \$5,000 performance deposit has not been posted.

There have been sixteen (16) SUMMARY ABATEMENT NOTICES since 2023.

There have been eleven (11) WORK ORDERS issued for:

- Garbage/rubbish
- Boarding/securing
- Tall grass/weeds

Code Enforcement Officers estimate the cost to repair this structure exceeds \$100,000. The estimated cost to demolish exceeds \$30,000.

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.