

MINUTES OF THE LEGISLATIVE HEARING
ORDERS TO REMOVE/REPAIR, CONDEMNATIONS,
ABATEMENT ASSESSMENTS AND ABATEMENT ORDERS
Tuesday, August 10, 2010
Room 330 City Hall, 15 Kellogg Blvd. West
Marcia Moermond, Legislative Hearing Officer

The hearing was called to order at 9:10 a.m.

STAFF PRESENT: Steve Wagner, Department of Safety and Inspection (DSI) – Vacant Buildings; Amy Spong, PED – HPC; Michael Urmann, DSI – Fire; and Mai Vang, City Council Offices

EXCERPT PERTAINING TO ITEM: Ordering the owner to remove or repair the building(s) at 694-696 Fourth Street East within fifteen (15) days from adoption of resolution.

The property owner of record, K3 Investments, did not appear. No other parties of interest appeared.

Mr. Wagner stated that the building was a two-story, wood frame, duplex on a lot of 4,356 square feet and had been vacant since September 26, 2007. A code compliance inspection had been done on October 26, 2009, the vacant building registration fees in the amount of \$1,000 went to assessment on November 2, 2009, and the \$5,000 performance bond was posted on November 13, 2009. On May 21, 2010, an inspection of the building was done and a list of deficiencies which constitute a nuisance condition was developed. An order to abate a nuisance building was posted on June 3, 2010 with a compliance date of July 6, 2010. To date, the property remained in a condition which comprised a nuisance as defined by the Legislative Code. Ramsey County Taxation estimated the market value of the land to be approximately \$15,600 and the building to be \$77,500. Real estate taxes for 2008, 2009 and the first half of 2010 were delinquent in the amount of \$14,121.10, plus penalty and interest. Code Enforcement estimates the cost to repair the building to be approximately \$50,000 to \$60,000. The cost for demolition was estimated to be approximately \$8,000 to \$10,000. There had also been 13 summary abatements issued to this property since 2007, 22 of which went to work order: to secure the building and the City had to board the building to secure it from trespass, remove improperly stored refuse and debris, boarding/securing, cut tall grass and weeds, and remove snow and ice. Code Enforcement recommends the building be repaired or removed within 15 days. Mr. Wagner presented photographs of the property.

Ms. Moermond asked whether the city had been doing the maintenance on the property in 2010. Mr. Wagner said they had been.

Ms. Moermond asked for a report from Ms. Spong. Ms. Spong stated that this property was first inventoried in 1989 and at that time recommended for HPC designation. She said it was designated as a contributing building as part of the Dayton's Bluff Historic District in 1992, and had been designated ever since. She said there was one permit in 2004 for a re-roof. She said it was in Italianate style which was prevalent in Dayton's Bluff and was important in interpreting the history of the district. She said it was a four plex when it was inventoried in 1989 but had been built in 1883 as a side by side duplex. She said the current property owner had submitted a building permit application and incomplete HPC application in February 2010.

Hearing continued to August 24.