

SUMMARY FOR LEGISLATIVE HEARING

1156 Lincoln Avenue

Legislative Hearing – Tuesday, May 14, 2024

City Council – Wednesday, June 26, 2024

The building is a two story, wood frame, duplex with a detached three-stall garage on a lot of 6,752 square feet. The property was referred to Vacant Buildings by Code Enforcement due to garage and dwelling being breached and a severe rodent infestation (squirrels). Vacant building files were opened on February 2, 2023. A fire occurred at the property on October 8, 2023 which did significant damage to the second floor and attic space.

The current property owner is Gary J. McWilliams, per AMANDA and Ramsey County Property records. The property owner is currently living in Las Vegas, Nevada and has a guardian assigned to his care.

On March 6, 2024, 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 March 13, 2024, with a compliance date of April 12, 2024. 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 \$107,800 on the land and \$324,400 on the building.

Real estate taxes for 2019 through 2023 are delinquent in the amount of \$31,236.08. Property is scheduled for tax forfeiture on July 31, 2024.

The vacant building registration fees were paid by check on March 7, 2024.

A Code Compliance Inspection was applied for on April 23, 2024, but has not yet been done.

The \$5,000 performance deposit was posted on April 5, 2024.

There have been five (5) SUMMARY ABATEMENT NOTICES since 2023.

There have been nineteen (19) WORK ORDERS issued for:

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

Code Enforcement Officers estimate the cost to repair this structure exceeds \$40,000. The estimated cost to demolish exceeds \$200,000.

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.