SUMMARY FOR LEGISLATIVE HEARING

499 Snelling Avenue North

Legislative Hearing **– Tuesday, September 30, 2025**

City Council **– Wednesday, November 5, 2025**

The building is a one story, wood frame and brick, commercial building (CVS) on a lot of 18,121 square feet. The Fire C of O was revoked on May 6, 2022, and the property was referred to Vacant Buildings with files opened on July 21, 2022.

The current property owner is SCP 2005 C21 045 LLC, per AMANDA and Ramsey County Property records.

On July 25, 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 8, 2025, with a compliance date of August 23, 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 $634,000 on the land and $2,392,100 on the building.

Real estate taxes are current.

The vacant building registration fees are due and owing as of July 21, 2025.

As of September 29, 2025, a Team Inspection has not been done.

As of September 29, 2025, the $5,000 performance deposit has not been posted.

There has been a minimum of ten (10) SUMMARY ABATEMENT NOTICES since 2022; however, actual number is unknown.

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.