SUMMARY FOR LEGISLATIVE HEARING

799 University Avenue West

Legislative Hearing **– Tuesday, January 13, 2026**

City Council **– Wednesday, February 18, 2026**

The building is a two story, wood frame and concrete block, commercial dwelling on a lot of 4,392 square feet. The Fire C of O was revoked after a fire on August 11, 2024 and the property was referred to Vacant Buildings with files opened on August 12, 2024.

The current property owner is Coaster Dreams Properties LLC, per AMANDA and Ramsey County Property records.

On October 29, 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 November 10, 2025, with a compliance date of December 10, 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 $109,800 on the land and $1,000 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by assessment on March 19, 2025.

As of January 12, 2026, a Team Inspection has not been done.

As of January 12, 2026, the $5,000 performance deposit has not been posted.

There has been a minimum of two (2) SUMMARY ABATEMENT NOTICES since 2024.

There has been a minimum of five (5) WORK ORDERS issued for:

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

Code Enforcement Officers estimate the cost to repair this structure exceeds $500,000. The estimated cost to demolish exceeds $75,000.

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.