SUMMARY FOR LEGISLATIVE HEARING

914 Central Avenue West

Legislative Hearing **– Tuesday, July 14, 2026**

City Council **– Wednesday, August 19, 2026**

The building is a two story, wood frame, single-family dwelling with a detached one-stall garage and an accessory wooden shed, on a lot of 4,879 square feet. The property was referred by Code Enforcement to Vacant Buildings with files opened on April 27, 2023.

The current property owner is Lucille Herring and Maurice L Bellamy *(both deceased)*, per AMANDA and Ramsey County Property records.

On April 8, 2026, 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 April 15, 2026, with a compliance date of May 15, 2026. 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 $25,300 on the land and $170,500 on the building.

Real estate taxes are delinquent for 2024 and 2025 in the amount of $5,024.61, which includes penalty and interest. The taxes for the first half of 2026 are due and owing in the amount of $5,635.30, which includes penalty and interest. The property is scheduled for tax forfeiture on July 31, 2028.

The vacant building registration fees were paid by assessment on June 2, 2025.

As of July 13, 2026, a Code Compliance Inspection has not been done.

As of July 13, 2026, the $5,000 performance deposit has not been posted.

There have been four (4) SUMMARY ABATEMENT NOTICES since 2023.

There have been two (2) WORK ORDERS issued for:

- Garbage/rubbish
- Cut vegetation in public ROW

Code Enforcement Officers estimate the cost to repair this structure exceeds $150,000. 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.