

# **SUMMARY FOR LEGISLATIVE HEARING**

**887 Charles Avenue**

**Legislative Hearing – Tuesday, March 26, 2024**

**City Council – Wednesday, May 1, 2024**

The building is a two story, wood frame, single-family dwelling with a detached one-stall garage on a lot of 5,084 square feet. The Fire C of O was revoked on November 14, 2019. The property was referred to Vacant Buildings with files opened on December 2, 2019.

The current property owner is Runbeck and Sons LLC, per AMANDA and Ramsey County Property records.

On December 21, 2023, 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 January 8, 2024, with a compliance date of February 7, 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 \$20,000 on the land and \$152,600 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by check on December 15, 2023.

As of March 25, 2024, a Code Compliance Inspection has not been done.

As of March 25, 2024, the \$5,000 performance deposit has not been posted.

No SUMMARY ABATEMENT NOTICES have been issued since 2019 and no WORK ORDERS have been issued.

Code Enforcement Officers estimate the cost to repair this structure exceeds \$75,000. 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.