

SUMMARY FOR LEGISLATIVE HEARING

326 Charles Avenue

Legislative Hearing – **Tuesday, July 11, 2023**

City Council – **Wednesday, August 16, 2023**

The building is a two story, wood frame, duplex with a detached two-stall garage on a lot of 4,600 square feet. The property has been a vacant building since January 25, 2022 due to a fire.

The current property owner is Derrick T. Malone, per AMANDA and Ramsey County Property records.

On March 16, 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 March 22, 2023, with a compliance date of April 21, 2023. 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 \$57,800 on the building.

Real estate taxes for the second half of 2022 are delinquent in the amount of \$1,296.69, which includes penalty and interest. Taxes for the first half of 2023 have not been paid. The property is scheduled for tax forfeiture in 2026.

The vacant building registration fees were paid by assessment on March 2, 2023.

As of July 10, 2023, a Code Compliance Inspection has not been done

As of July 10, 2023, the \$5,000 performance deposit has not been posted.

There have been eight (8) SUMMARY ABATEMENT NOTICES since 2022.

There have been five (5) WORK ORDERS issued for:

- Garbage/rubbish
- Boarding/securing

Code Enforcement Officers estimate the cost to repair this structure exceeds \$150,000. The estimated cost to demolish exceeds \$35,000.

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.