

SUMMARY FOR LEGISLATIVE HEARING

378 Sims Avenue

Legislative Hearing – **Tuesday, November 14, 2023**

City Council – **Wednesday, December 20, 2023**

The building is a two story, wood frame, duplex with a detached two-stall garage on a lot of 5,358 square feet. The property was condemned by Fire C of O on March 9, 2021 due to a fire. Vacant building files were opened on March 10, 2021.

The current property owner is Wesley Hart, per AMANDA and Ramsey County Property records.

On August 23, 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 August 31, 2023, with a compliance date of September 30, 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 \$80,000 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by assessment on April 3, 2023.

A Code Compliance Inspection was done on December 3, 2021 and has since expired.

As of November 13, 2023, the \$5,000 performance deposit has not been posted.

There have been twenty (20) SUMMARY ABATEMENT NOTICES since 2021.

There have been seventeen (17) WORK ORDERS issued for:

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

Code Enforcement Officers estimate the cost to repair this structure exceeds \$60,000. 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.