

SUMMARY FOR LEGISLATIVE HEARING

802 Mound Street

Legislative Hearing – Tuesday, March 12, 2024

City Council – Wednesday, April 17, 2024

The building is a one and one-half story, wood frame, single-family dwelling on a lot of 5,880 square feet. The property was referred to Vacant Buildings by vacant building manager and deputy director due to illegal occupancy and ongoing neighborhood complaints. Files were opened on April 20, 2020.

The current property owner is Tycoon Immobiliers LLC, per AMANDA and Ramsey County Property records.

On November 1, 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 November 15, 2023, with a compliance date of December 15, 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 \$13,600 on the land and \$99,200 on the building.

Real estate taxes for 2022 and 2023 are delinquent in the amount of \$25,975.92, which includes penalty and interest. The property is scheduled for tax forfeiture July 31, 2024.

The vacant building registration fees were paid by assessment on June 1, 2023.

A Code Compliance Inspection was done on March 1, 2024.

The \$5,000 performance deposit was posted on February 6, 2024.

There have been eighteen (18) SUMMARY ABATEMENT NOTICES since 2020.

There have been nineteen (19) WORK ORDERS issued for:

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

Code Enforcement Officers estimate the cost to repair this structure exceeds \$100,000. 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.