

SUMMARY FOR LEGISLATIVE HEARING

401 Rose Avenue East

Legislative Hearing – Tuesday, July 25, 2023

City Council – Wednesday, September 6, 2023

The building is a two-story, wood frame, single-family dwelling with a detached two-stall garage on a lot of 4,635 square feet. Referred by code inspector on April 18, 2018 and a preliminary folder was opened. House had a number of exterior violations: roof defects, missing screens, peeling paint, rotted siding on house and garage. Category 2 vacant building folders were opened on August 22, 2018 when the inspector found the property listed for sale. The property had previously been owned by Fannie Mae and the entity who purchased the property did not go through a sale review process.

The current property owner is Quality Residences LLC, per AMANDA and Ramsey County Property records.

On April 12, 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 May 24, 2023, with a compliance date of June 23, 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 \$125,000 on the building.

Real estate taxes are current.

The vacant building registration fees were paid by assessment on October 3, 2022. The current vacant building fee is due August 23, 2023.

A Code Compliance Inspection was done on May 9, 2022 and has since expired. A new code compliance inspection application was submitted on July 3, 2023.

As of July 24, 2023, the \$5,000 performance deposit has not been posted.

There have been twenty-two (22) SUMMARY ABATEMENT NOTICES since 2018.

There have been three (3) WORK ORDERS issued for:

- Boarding/securing

Code Enforcement Officers estimate the cost to repair this structure exceeds \$75,000. The estimated cost to demolish exceeds \$25,000.

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.