

SUMMARY FOR LEGISLATIVE HEARING

1971 Nortonia Avenue

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

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

The building is a one and one-half story, wood frame, duplex with detached one-stall garage on a lot of 5,140 square feet. The Fire C of O was revoked on October 14, 2019, and the property was referred to Vacant Buildings; files were opened on November 22, 2019.

The current property owner is now listed as Robert J Travers/Ivana Travers per AMANDA and Ramsey County Property records. At the time of the Public Hearing Notice, the owner was listed at Hendrie Grant Lending VII Inc. A Mortgage dated April 6, 2022, was filed with Ramsey County Property Records on September 18, 2023, and the title to the property was changed. Neither a warranty deed or contract for deed has been filed with Ramsey County indicating a sale of the property as of today's date.

On August 30, 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 September 6, 2023, with a compliance date of October 6, 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 \$282,000 on the building.

Real estate taxes for 2023 have not been paid and are due and owing in the amount of \$10,795.38 which includes penalty and interest.

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

A Code Compliance Inspection was done on June 6, 2023.

The \$5,000 performance deposit was posted on November 9, 2023.

There have been eleven (11) SUMMARY ABATEMENT NOTICES since 2019.

There have been seven (7) WORK ORDERS issued for:

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

Code Enforcement Officers estimate the cost to repair this structure exceeds \$30,000. The estimated cost to demolish exceeds \$50,000.

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.