

SUMMARY FOR LEGISLATIVE HEARING

670 Sims Avenue

Legislative Hearing – **Tuesday, August 12, 2025**

City Council – **Wednesday, September 17, 2025**

The building is a two story, wood frame, single-family dwelling on a lot of 5,009 square feet. The property was condemned and ordered to be vacated by Code Enforcement on May 29, 2014. Vacant building folders were subsequently opened on June 24, 2014.

The current property owner is Linda M Carreno, per AMANDA and Ramsey County Property records.

On April 30, 2025, 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 28, 2025, with a compliance date of June 27, 2025. 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 \$25,000 on the land and \$138,700 on the building.

Real estate taxes are current.

The vacant building registration fees are now due and owing in the amount of \$5,410.

As of August 11, 2025, a Code Compliance Inspection has not been done.

As of August 11, 2025, the \$5,000 performance deposit has not been posted.

There have been ten (10) SUMMARY ABATEMENT NOTICES issued since 2014, and no WORK ORDERS have been issued.

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 authorized the Division of Code Enforcement to demolish and assess the costs to the property.