

SUMMARY FOR LEGISLATIVE HEARING

195 Goodrich Avenue

Legislative Hearing – Tuesday, December 12, 2023

City Council – Wednesday, January 10, 2024

The building is a one and one-half story, wood frame, single-family dwelling on a lot of 8,843 square feet. The property was condemned by Code Enforcement on October 6, 2021 due to excessive storage, unsanitary conditions with a vacate date of October 13, 2021. The property owner was given an extension and upon re-inspection, was found to be noncompliant. The property was referred to Vacant Buildings with files opened on October 25, 2021.

The current property owner is Dennis J Faust, per AMANDA and Ramsey County Property records.

On September 13, 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 20, 2023, with a compliance date of October 20, 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 \$44,000 on the land and \$124,900 on the building.

Real estate taxes for 2023 have not been paid. The current amount due is \$6,277.11, which includes penalty and interest.

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

As of December 11, 2023, a Code Compliance Inspection has not been done.

As of December 11, 2023, the \$5,000 performance deposit has not been posted.

There have been seventeen (17) SUMMARY ABATEMENT NOTICES since 2021.

There have been nine (9) WORK ORDERS issued for:

- Garbage/rubbish
- Boarding/securing
- Snow/ice

Code Enforcement Officers estimate the cost to repair this structure exceeds \$100,000. 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 authorizes the Division of Code Enforcement to demolish and assess the costs to the property.