



Request for City Council Committee Action from the Department of Regulatory Services

Date: May 14, 2012

To: Council Member Elizabeth Glidden, Chair – Regulatory, Energy, and Environment Committee

Subject: Nuisance Condition Process Review Panel (NCPRP) recommendation regarding appeal of Director’s Order to Raze and Remove structure located at 2639 Oliver Ave N

Recommendation: To adopt the findings of the Nuisance Condition Process Review Panel to approve the rehabilitation of 2639 Oliver Ave N.

Previous Directives: None

Department Information

Prepared by: Scott Bockes, PPU Operations Analyst, (612) 673-5896

Approved by:

Gregory K. Stubbs, AICP, Director of Regulatory Services

Thomas Deegan, Director of Housing Inspections

Kellie Rose Jones, Manager of Administrative Services

Presenters in Committee: Kellie Rose Jones

Financial Impact

- Action is within the Business Plan

Community Impact

- Neighborhood Notification of NCPRP
- Consistent with City Goals

Supporting Information

This matter came before the Nuisance Condition Process Review Panel (NCPRP) on February 9, 2012. The matter was continued and heard again at the April 12, 2012, hearing. 2639 Oliver Ave N was sent a Director’s Order to Demolish on November 18, 2011. The property is owned by Mahmood Khan. The appeal filed by Mr. Khan stated “Due Process, Equal Protection, Interference with Contract, 4th Amendment.”

Background

2639 Oliver Ave N is a duplex in the Jordan neighborhood. The 2½ story structure was built in 1914. The building is 3,422 square feet and sits on a 5,365 square foot lot. It has 11 rooms, including 4 bedrooms and 2 baths. It is not owner-occupied. The property has been determined to be substandard. The property sustained storm/tornado related damage on May 22, 2011. The damage includes but is not limited to the roof, soffit, fascia, chimney, siding, windows, rear entry, and fencing.

The Preservation and Design Team staff has conducted a historic demolition review of the property. They have signed wrecking permits and returned them to Minneapolis Development Review.

The estimated cost to rehabilitate the building is between \$92,548 and \$136,348. This is calculated based on a MEANS square footage estimate.

The CPED contracted appraiser has determined the estimated after market rehab value to be \$125,000. The 2011 assessed value is \$92,000.

The estimated cost to demolish the structure is between \$25,600 and \$32,500.

The Jordan Area Community Council and the owners of properties within 350 feet of 2639 Oliver Ave N were mailed requests for a community impact statement. The department received 7 responses. Four of the responses state that the property has had a negative impact on the neighborhood and should be demolished. Three of the responses state that the property has had no effect on the neighborhood and should be repaired or renovated.

The owner has met with staff and presented a rehabilitation plan for the building that addresses the concerns staff had regarding the building. The owner has shown to staff the financial ability to complete a full rehabilitation of the property and has placed \$10,000.00 in escrow as a show of good faith. By completing a full rehabilitation of the property the property will cease being a nuisance to the neighborhood and a completed rehabilitation will prevent the neighborhood from having another vacant lot in the area.

The Nuisance Condition Process Review Panel recommends that the building located at 2639 Oliver Avenue N, Minneapolis, Minnesota, be rehabilitated so that it no longer constitutes a nuisance condition.