



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 2203 Queen Ave N

Recommendation: To adopt the findings of the Nuisance Condition Process Review Panel to approve the rehabilitation of 2203 Queen 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. 2203 Queen Ave N was sent a Director's Order to Demolish on November 18, 2011. The property is owned by Penrod Lane LLC. In the appeal filed by Mr. Mir Ali for Penrod Lane LLC, he stated that the order was unreasonable, that funds were unavailable to the owner due to the amount of buildings owned by the appellant which were damaged in the May 22, 2011, tornado in North Minneapolis, and requested time to complete the repairs.

Background

2203 Queen Ave N is a duplex in the Willard-Hay neighborhood. The two-story house was built in 1899. The building is 2,742 square feet and sits on a 5,547 square foot lot. It has 10 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 damaged roof, damaged soffits and fascia, a collapsed 2nd floor porch, damaged windows, damaged stucco, and damaged garage.

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 \$42,020 and \$54,290. 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 \$97,500.

The estimated cost to demolish the structure is between \$18,000 and \$26,000.

The Northside Residents Redevelopment Council and the owners of properties within 350 feet of 2203 Queen Ave N were mailed requests for a community impact statement. The department received 5 responses; all state that the property has a negative impact on the community and should be demolished.

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 \$5,000.00 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 2203 Queen Avenue N, Minneapolis, Minnesota, be rehabilitated so that it no longer constitutes a nuisance condition.