



## 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 2206 – 16<sup>th</sup> Ave S

**Recommendation:** To adopt the findings of the Nuisance Condition Process Review Panel to uphold the Director’s Order to Raze and demolish 2206 -16<sup>th</sup> Ave S so that it no longer constitutes a nuisance condition.

**Previous Directives:** None

### Department Information

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

Approved by:

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Gregory K. Stubbs, AICP, Director of Regulatory Services

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Thomas Deegan, Director of Housing Inspections

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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 on April 12, 2012. On January 20, 2012, a Director's Order to Demolish the property was sent to the trustee of the owner, Ioannis Nompelis. In the appeal filed by Mr. Nompelis, he stated he hoped to rehabilitate the property and that after the fire occurred at the property it was uninhabitable, cleaned out, boarded by the owner, and not rehabilitated due to lack of insurance funds. The trustee's letter also stated that they had a contractor and the financial ability to complete the restoration of the property.

## **Background**

2206 – 16<sup>th</sup> Ave S is a duplex in the Ventura Village neighborhood. The 2½ story structure was built in 1900. The building is 2,347 square feet and sits on a 3,690 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 substantial damage related to a fire which occurred on February 13, 2011.

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 \$112,248 and \$157,992. This is calculated based on a MEANS square footage estimate.

The CPED contracted appraiser has determined the estimated after market rehab value to be \$165,000. The 2012 assessed value is \$60,000.

The estimated cost to demolish the structure is between \$17,600 and \$22,300.

The Ventura Village neighborhood organization and the owners of properties within 350 feet of 2206 – 16<sup>th</sup> Ave S were mailed requests for a community impact statement. The department received 5 responses; all stated that the property has a negative impact on the community with 4 of the 5 stating that the property should be demolished.

The Nuisance Condition Process Review Panel recommends that the Director's Order to Raze the building located at 2206 – 16<sup>th</sup> Ave S, Minneapolis, Minnesota, be upheld.