

Chapter 249
Findings of Fact, Conclusions and Recommendation

Regarding: 1516 West Broadway

Whereas, the above-referenced property has been identified by the Department of Inspections as constituting a nuisance in violation of Chapter 249 of the Minneapolis Code of Ordinances; and whereas, a public hearing was held before the Public Safety and Regulatory Services Committee of the City Council on
Date: July 26th, 2006 Time: 2:30 P.M. In accordance with said ordinance.

NOW, THEREFORE, the City Council of the City of Minneapolis makes the following:

FINDINGS OF FACT

- A. Neighborhood vacancy rate is 8.1% for Single-Family and 9.7% for Multi-Family. **Further comments are on the Zoning/Planning Departments Report, e-mail response, Chapter 249 Findings.
(Per Cecilia Bolognesi, Zoning/Planning)
- B. Historic Significance: No adverse effect if removed. 1 story brick concrete block vernacular commercial building. Previously surveyed and determined not eligible for designation.
(Per Greg Mathis, Zoning/Planning)
- C. Neighborhood Impact: 85 neighborhood impact statements were sent, and 4 neighbor responses were received. One response indicated that the property has no impact on the neighborhood. Three indicated that it has a negative impact. One response indicated that the property fits the housing needs of the neighborhood and should be rehabilitated. However, the other three responses all stated that the property does not fit housing needs, and should be demolished.
- Neighborhood Association: was notified and did not respond.**
Comments:
- D. There is evidence is not evidence that the property can be put to use by either the neighborhood or existing owners.
- E. Comprehensive Land Use: Commercial Corridor. Special/Combined Uses: NO
(Per Jason Wittenberg, Zoning/Planning)
- F. The building was initially condemned for boards **January 10, 2005**.
Refer to File "History of Address" regarding Structural, Housing or Environmental violations.
- G. Owner **did not** provide statement of cost to rehabilitate building as required by Code of Ordinances 249.40.
Owner **has not** provided a Notarized Owner Authorization to Demolish
- H. Building has Assessor's rating of **7-Poor**. Zoned **C-1 Neighborhood Commercial District**. Special council permits, conditional uses, or variances do not exist at this address.
(Per Stephen Poor, Zoning)

(con't)

Findings of Fact

- I. **Rehab funds are available. Is in CDBG area.**
- J. The estimated cost to rehab the property is: **\$157,700.00 - \$172,000.00**
- K. Estimated Cost of Demolition is: **\$13,600.00 - \$15,700.00 Plus Asbestos removal.**
The estimated after rehab market value is: **\$ 180,000.00**

Inspections Division recommends Demolition

CPED Recommends Demolition

CONCLUSIONS AND RECOMMENDATIONS

The subject property constitutes a nuisance. Your Committee recommends _____ and all or any accessory buildings at the above address.

Dated: _____