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Minneapolis
City of Lakes

Regulatory Services Department

Housing Inspection Services Division

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

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October 29, 2004

The Honorable Dan Niziolek, Chair
Public Safety and Regulatory Services Committee
Room 307, City Hall
Minneapolis, Minnesota 55415

RE: 4400 PARK AVENUE SO

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition/rehabilitation** of the building as provided in Chapter 249.

Address:	**4400 Park Avenue South**	Ward	**8**
Legal Description:	**Lot 1 Block 3 AUDITOR'S SUBDIVISION NO 257**		
Building Type:	**R1A SINGLE FAMILY**	Dwelling Unit Number:	**1**
Number of stories:	**1.7**	Square Footage	**1252**
Council Member of the Ward Been Notified?		☒ Yes ☐ No	
Council Member of the Ward Approves **Demolition/Rehabilitation**		☒ Yes ☐ No	

RECOMMENDATION:
The City Coordinator, Assistant City Coordinator, Director of Inspections, Deputy Director of Housing Inspection Services and District Supervisor of Housing Inspection Services recommends that the City Council approve the **demolition/rehabilitation** of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

JoAnn Velde by cc

Craig Eliason

JoAnn Velde, Deputy Director, Housing Inspection Services

Craig Eliason, District Supervisor, Housing Inspection Services

Report Prepared By **James Edin**
Inspector, Hazardous/Boarded Buildings
Phone: **673-5828**

BOARDED BUILDINGS
PS & RS SUMMARY SHEET

PS & RS Committee Date: NOVEMBER 10, 2004 **(2:00** p.m.)

Subject Property Address: **4400 PARK AVENUE SO** **Ward: 8**

Owner(s) of Record: Randall D. Swanson **Taxpayer of Record:** Randall D. Swanson

Neighborhood Assn: Field – Regina-Northrop Neigh. Group
Willie Bridges – 612-348-3984
1620 East 46th Street Minneapolis, MN 55407

General Property Information: **Lot Size:** 46 X 117 **Number of Units:** 1

Building Age: 55 years **Year Built:** 1949 **Zoning:** R1A **Number of Stories:** 1.7

Comprehensive Land Use: Low density residential – No special/combined uses exist
Per Neil Anderson, Zoning/Planning

Historic Significance: No adverse affect if removed. Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: **0. 4** % for Single Family and **3.3 %** for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: No special council permits, conditional uses, or variances exist at this address. Per Steve Poor, Zoning/Planning

History of Neglect: Refer to data in file "History by Address"

Initial Board Date: 01/7/03 **Number of Notices:** several **Boardings:** several **Fire Damaged:** No
Neighborhood Assn: We received written request: Yes No
We received response to Impact Statement: Yes No
Neigh. Impact Response: **Total Sent:** 42 **Rehab:** 9 Demos 5 **Don't Know:** 0

Owner gave auth to demo: Yes No **Submitted written rehab statement:** Yes No

Inspections Division: Recommends Demolition
Estimated Cost to Rehab: $107, 500 - $141,500. **Comment**: Site appears to have unstable soil conditions. Serious moisture and mold. Foundation may be failing due to unstable soil. These problems could add an additional $50,000- $75, 000 to estimate title. Flaws will prevent marketable title.

Estimated Cost to Demo: $10,500.00 plus hazardous waste removal.

MCDA: Recommends Demolition
After Rehab Market Value: $150,000.
Rehab funds are**....are not** available **Is....Is Not** in CDBG designated area
Comment: This area has pockets of poor soils and if they are present here the estimates to cure the physical problem should range over $160,000 to over $200,000, which is greater than the after market value.