

Minneapolis
City of Lakes

Operations & Regulatory Services

John A. Bergquist
Assistant City Coordinator

Inspections Division
Merwyn Larson, P.E., Director

Construction Inspection Services

Connie Fournier, Deputy Director

Development Review Services

Bradley J. Thorson, Deputy Director

Housing Inspection Services

JoAnn Velde, Deputy Director

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

Office 612 673-5800
Fax 612 673-5819
TTY 612 673-3300

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

JULY 28, 2003

RE: 1111 - 17TH Ave North

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.

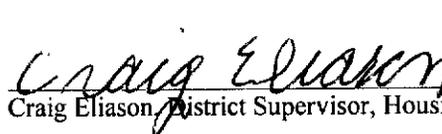
Address:	1111 - 17 th Avenue North	Ward	5
Legal Description:	Lot 1 - Block 17 Gales Subdivision in Sherburne & Beebe's Addition to Minneapolis		
Building Type:	A-14 - 4 PLEX	Dwelling Unit Number:	4
Number of stories:	3.0	Square Footage	
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Demolition/Rehabilitation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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, 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: AUGUST 27, 2003 (2:00 p.m.) (Original)

Subject Property Address: 1111 North 17th Avenue **Ward:** 5

Owner(s) of Record: Inter Savings Bank **Taxpayer of Record:** Temple Inland Mortgage Corp

Neighborhood Assn: Northside Residents Redevelopment Council (612-335-5924)
Mark Masica, Board President - Sherri Pugh, Staff
1313 Plymouth Ave N Mpls. MN 55411

General Property Information: **Lot Size:** 48.30 x 154.90 **Number of Units:** 4

Building Age: 91 years **Year Built:** 1912 **Zoning:** R2B **Number of Stories:** 3.0

Comprehensive Land Use: Low Density Residential – No special/combined uses exist
per Neil Anderson, Zoning/Planning

Historic Significance: Property does not appear to be a historic resource. No adverse effect if removed.
per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2% for Single Family and 3% for Multi Family
per Fred Neet, Zoning/Planning

Conditional uses or variances: No special council permits, conditional uses or variances.
per Steve Poor, Zoning/Planning

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

Initial Board Date: 3/15/2001 **Number of Notices:** 3 **Boardings:** 4 **Fire Damaged:** Yes
9/20/00 & 5/18/01

Neighborhood Assn: We received written request: Yes No

We received response to Impact Statement: Yes No

Neigh. Impact Response –Total Sent: 50 **Rehab:** 1 **Demo:** 13 **Don't Know:** none

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

Inspections Division: Recommends Demolition

Estimated Cost to Rehab: (2001) \$112,500 to \$138,000
(2003) \$201,600 to \$253,400

Estimated Cost to Demo: (2001) \$12,500 (2003) \$14,500

Comment: (2001) 4 units - one unit fire damaged - all units vandalized.
(2003) Complete rehab

MCDA: Recommends Demolition

After Rehab Market Value: (2001) \$180,000 (2003) \$200,000 L.F.

Rehab finds are...are not available Is...Is Not in CDBG designated area

Comment: (2001) Owner is asking \$105,000 for this foreclosed 4 plex. The combined cost of rehab, soft holding, acquisition & profits, substantially exceed value.
(2003) The total costs of rehab, soft costs, acquisition and profits greatly exceed after rehab fair market value.

**BOARDED BUILDINGS
MCDA REPORT – CHAPTER 249 FINDINGS**

INSP. USE ONLY
Sent:
Returned:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at:

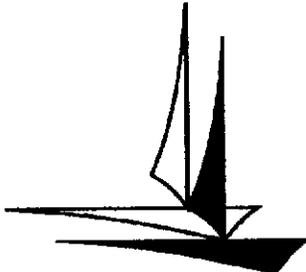
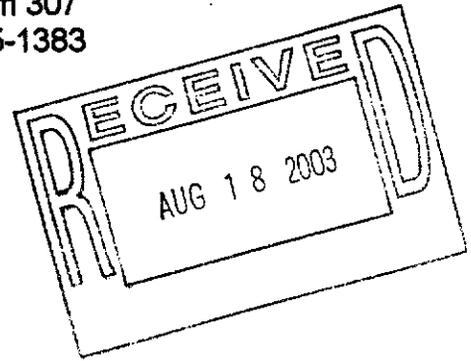
1111 17TH AVE NORTH

Return To: **Public Service Center, 250 So. 4th St (Boarded Bldgs--Room 300)** as soon as possible.
Date of PS & RS hearing 27 AUG 03

TO BE COMPLETED BY INSPECTIONS			
Zoning: <u>R2B</u>	Number of Units: <u>2</u>	Number of Baths: <u>2/2</u>	
Lot Size: <u>48 X 154</u>	Number of Stories: <u>2</u>	Heating Type: <u>GFA ?</u>	
Building Age: <u>89 YRS</u>	Number of Rooms: <u>7/7</u>	Foundation Type: <u>BLOCK</u>	
Gross Living Area:	Number of Bedrooms: <u>3/3 (?)</u>	<u>UNDER CONSTRUCTION</u>	
Foundation Size: <input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	<input type="checkbox"/> Crawl Space	
Car Storage: <input type="checkbox"/> Garage	<input type="checkbox"/> Car Port	<input type="checkbox"/> Parking Pad	<input checked="" type="checkbox"/> None
Estimated Cost of Demolition: <u>\$14,500.00</u>			
Estimated Cost of Code Compliance Rehabilitation: <u>201,600 - 253,400</u>			
Comments: <u>COMPLETE REHAB</u>			
Signature: <u>James W. Edin</u>		Date: <u>8/11/03</u>	

TO BE COMPLETED BY MCDA	
After Rehab. Market Value: <u>\$200,000 L.F.</u>	
Availability of Rehab. Funds:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CDBG Designated Area:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Demolition
Comments: <u>The total costs of rehab, soft costs, acquisition, and profit greatly exceed after rehab fair market value.</u>	
Signature: <u>Earl Pettiford</u>	Date: <u>8/13/03</u>

Robert Lilligren
City Council Vice President – Council Member Ward Eight
350 S 5th Street – Room 307
Minneapolis, MN 55415-1383



City of Minneapolis

TO: Craig Eliason, District Supervisor, Housing Inspections Services
FROM: Council Vice President Robert Lilligren – Council Member Ward 8
DATE: August 12, 2003
RE: 3045 2nd Avenue South

Craig, I am returning, unsigned, your request for direction on the above-referenced property.

I have had conversations with the owner of this property; she is continuing work on the rehabilitation of the house. I realize that it has been a long process, but a large amount of work has been accomplished and, I believe, if funds were more readily available, the work would be completed even more quickly.

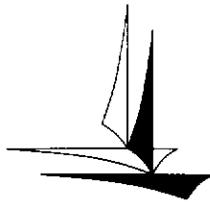
At this point, I would like to see the housing stock saved and have no desire to see a demolition at this site. I am concerned that in signing the attached letter, I will support the path to demolition.

Please let me know if you have any questions or wish to discuss this in more detail.

A handwritten signature in cursive script that reads "Robert Lilligren".

Robert Lilligren
City Council Vice President
Council Member – Ward Eight

cc- Corrine Zala



Minneapolis
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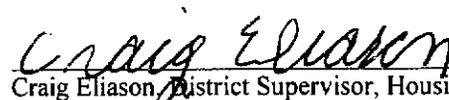
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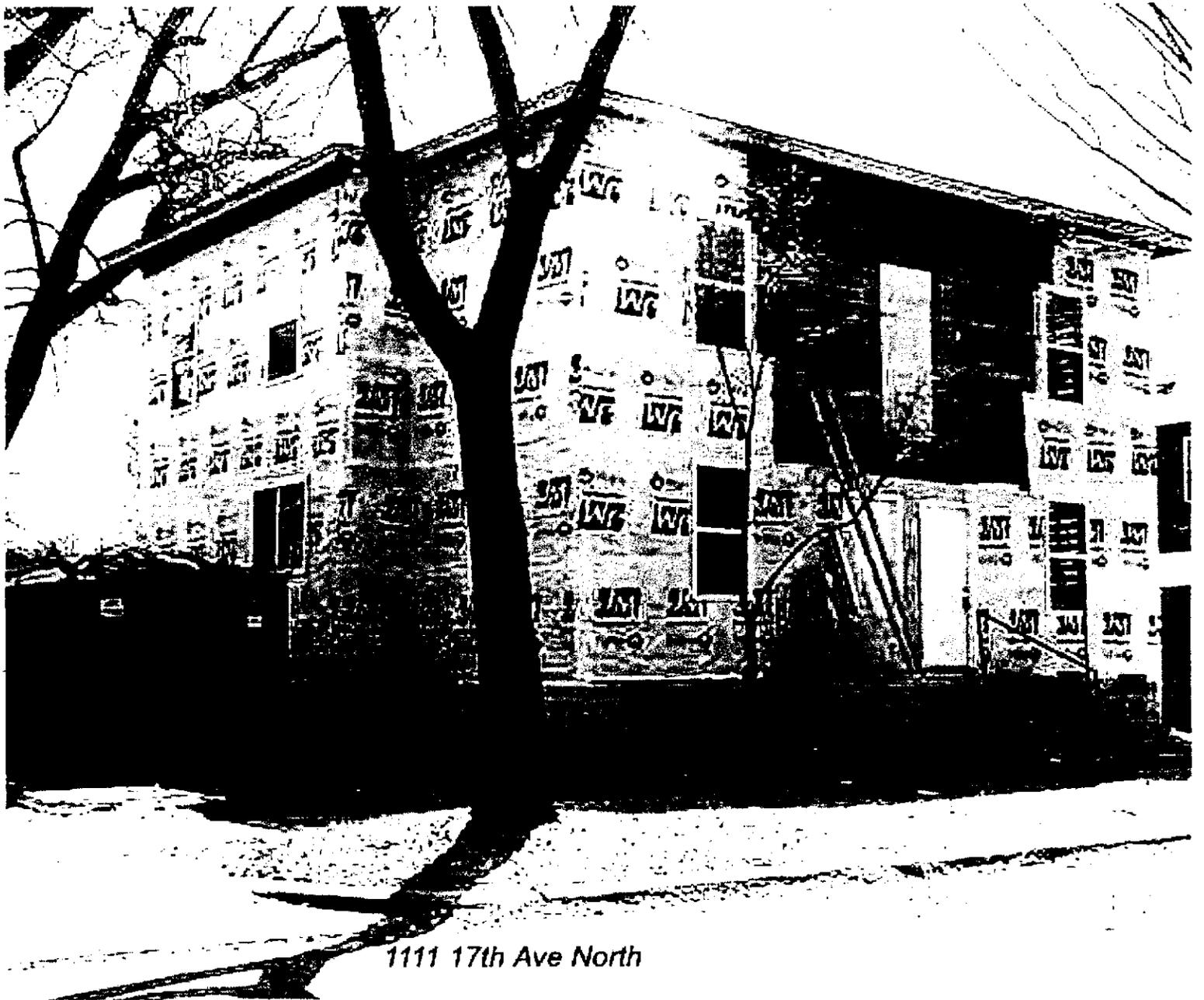
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Sincerely,


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



1111 17th Ave North

**Boarded Buildings
Zoning/Planning Departments Report – 673-2597
Chapter 249 Findings**

INSP. USE ONLY
Sent: AUGUST 1, 2003
Completed:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

1111 - 17TH AVENUE NORTH

CALL BOARDED BUILDINGS (673-2007) WHEN COMPLETED

Please, no later than: AUGUST 15, 2003

PS & RS hearing scheduled for: AUGUST 27, 2003

GENERAL

1. The subject property is zoned: R2B

2. Do special council permits, conditional uses, or variances exist at this address? Yes No

3. Comments:

Signature (Stephen Poor) 7/24/03
Date

COMPREHENSIVE LAND USE

1. The subject property's comprehensive land use plan classification is: low density residential

2. Special/combined uses exist at this address? Yes No

3. Comments:

Signature (Neil Anderson) 7/24/03
Date

HISTORIC SIGNIFICANCE

1. The subject property is: Nationally registered Locally designated as historic
 A potential historic resource No adverse effect if removed

2. Comments:

Signature (Geg Mathis) 8/19/2003
Date

HOUSING NEEDS

1. Neighborhood vacancy rate is: 2 % Single-Family 3 % Multi-Family

2. Planning Department Perspective:

Signature (Fred Neet) 7-31-03
Date

RECEIVED

AUG 12 2003

MINNEAPOLIS ASSESSOR
COMMERCIAL / INDUSTRIAL / APARTMENT DATA

RENTAL / EXPENSE INFORMATION
Average Unit NRA

Verified Apt NRA
No of AC Units

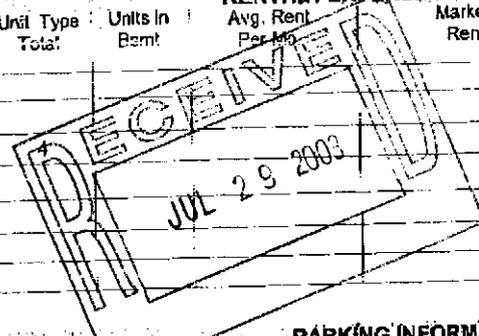
Unit Type Total Units In Bsm't

Avg. Rent Per Mo

Market Rent

Average Unit NRA

No. Full Baths 0
No. 3/4 Baths 0
No. 1/2 Baths 0
Balcony N
Security N
Tenant Pays Heat
Garden Level Apt.
Apt. Furnished?



PID # 16 029 24 42 0139

Property Address
1111 17 AVE N

Owner: CARL DIAMOND

Taxpayer: TEMPLE-INLAND MTG CORP

Building Name

Neighborhood: NEAR NORTH

NN# 27

Addn: GALES SUB SHERBURNE BEEBE ADD TO MPLS

Plat - Blk. 7260 -17

Lot 1

Rooms
Efficiencies
1 Bedroom
2 Bedroom
3 Bedroom
4 + Bedroom
Totals

PARKING INFORMATION

LAND DATA		EXTERIOR WALLS		Parking Type	# of Stalls	Actual Rent	Market Rent
Frontage	48	Primary	7 -Other	Surface Spaces	0		
Depth	155	Secondary	0 -N/A	Main Bldg Pkng			
Area SqFt	7,483	ROOFING		Aux. Bldg Pkng			

LAND DATA		ROOFING		COMMERCIAL INFORMATION			
Shape	REG	ROOF TYPE	1 -Flat	Commercial Areas	Act. Rent (S./FYR.)	Market Rent	NRA
Zoning		ROOF COVER	5 -P&G				GBA
Area Rating 1-7	7-Substandard	HEATING					G/B/N
Site Rating 1-5	4-Fair	Primary	2 -Forced Air				
		Secondary	0 -N/A				

LAND MISC.		AIR CONDITIONING		COMMERCIAL MISCELLANEOUS			
Antenna		Percent of Bldg.					
Billboard		BUILDING AREAS		Commercial Totals			
Subsoil Issues	N	Basement	1,214	Verified NRA			
Outdoor Storage	N	Ground Floor	1,214				
Thru Street	B	Second Floor	1,214	No. of Skyways	District Heat H-C-B	Sprinkler	Parking Adequacy

BUILDING DATA		BASEMENT		INSPECTION HISTORY			
Const. Type	Wood Frame (D)	Above Grade	2,428	Inspection Type	EV	Contact:	Last Interior Insp. 11/27/1990
Const. Quality/Class	5-Average Minus	GBA	3,842	Inspection Date	01/21/2003	Phone:	Year of Expense Info.
Condition	4-Average	NRA	2,040	Deputy	Robert J Dynan		Year of Rent Info.

CURRENT BUILDING USE %		LOADING DOCK		SALE INFORMATION			
1 Commercial	%	Dock Height Doors		Date	Sales Price	Seller	Buyer
2 Apartment	%	Drive - in Doors		11/1/99	121,000	ENTERPRISE ELEC,I	DIAMOND CARL
3 Residential	%	Unheated Loading Area		9/15/99	50,000	ASSOC HOME EQ SVC	ENTERPRISE ELECTRIC
4 Exempt	%			12/31/97	110,000	ANYA CHUDI C	HAYLES K/FIELDS P
5 Homeslead	%						

BUILDING YEAR BUILT		BLDG HEIGHT		ASSESSMENT HISTORY			
Actual Year Built	1912	No. of Stories	3.0	Year	Prop. Type	Land Value	Structure Value
Effect. Year Built	1930	Avg. Height / Story		2004	A	7,600	197,400
		Clear Height - Ft.		2003	A	8,000	125,000
		Clear Height - %		2002	A	8,000	125,000

BLDG. MISC.		ELEVATORS		MULTIPLIERS			
FUNC OBSO	A-D	Quantity - Passenger	0	Land Multiplier	1.02	PSF Above Grade	84.43
Contiguous Property		Quantity - Freight		Number	6.18	Per Unit (Apt)	61,250
				Type		PSF GBA	56.29
						PSF NRA	100.49

CHECK VALUE		UNITS OF COMPARISON		MULTIPLIERS			
		Land Multiplier	1.02	PSF Above Grade	84.43	PSF GBA	56.29
		L to Bldg Ratio	6.18	Per Unit (Apt)	61,250	PSF NRA	100.49

002

MPLS CITY OF ASSESSORS

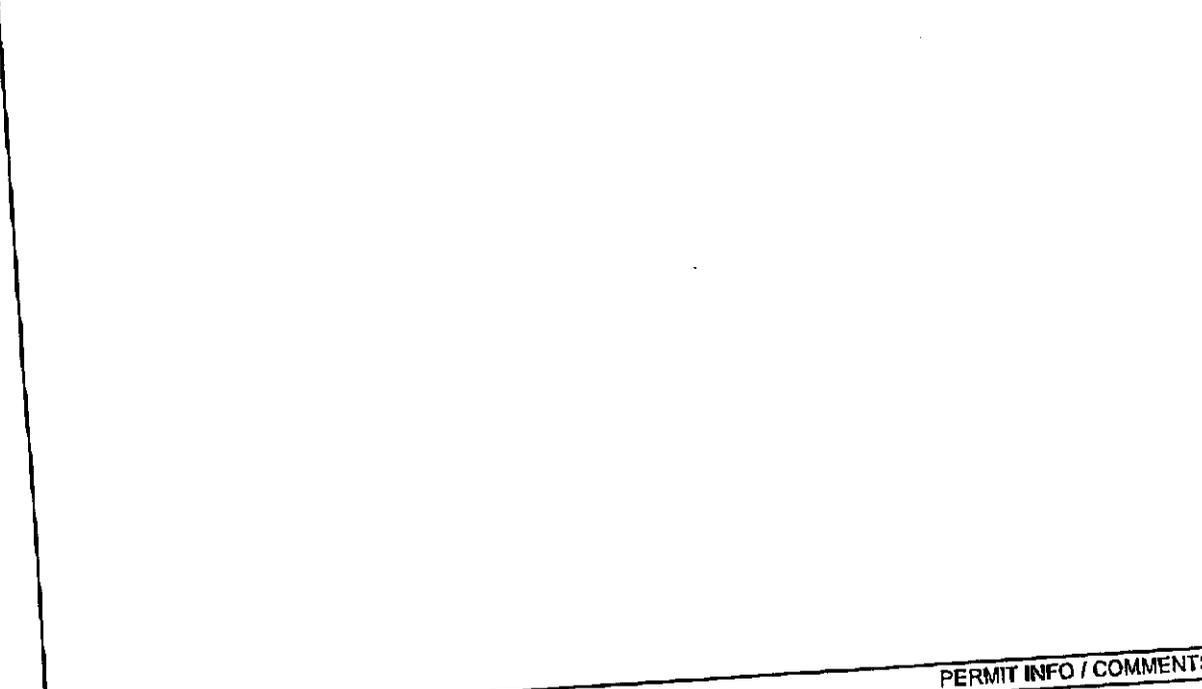
11:16 FAX 612 673 3538

003

MPLS CITY OF ASSESSORS

29/03 11:17 FAX 612 673 3538

Sketch



Property Address 1111 17 AVE N

FILE # 1000000000

Parcel Notes

Viewed 1/21/03, needs exterior siding and interior finish. C2004 for completion. RJD
Old Parcel Notes: 2/23/99: SPOKE WITH BERNIE BATTLE (?) THE OWNER. HE PURCHASED IT ON A C/D FOR \$62,000 IN "AS-IS" CONDITION. LOWERED VALUE TO \$40,000 BECAUSE THE BUILDING IS VACANT AND BOARDED. NEW BUYER SAID ITS NOT IN TOO BAD OF CONDITION. PRIMARILY COSMETIC REPAIRS. SEE 2000 FOR COMPLETION OF REHAB. #58

PERMIT INFO / COMMENTS - Summary of Permits more than \$5000

Building Dimensions

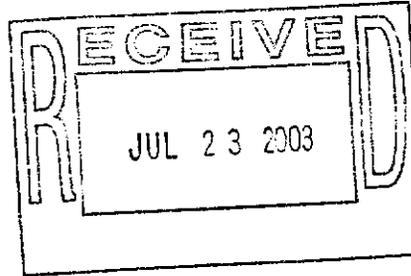
Dim 1 W 34 D 11 H 27 Ind Yr. 1912 St. 3 A A Remark
Dim 2 W 40 D 21 H 27 Ind Yr. 1912 St. 3 A A Remark

Legal

<u>Date Issued</u>	<u>Type</u>	<u>Value</u>	<u>Purpose</u>
12/17/02	BIRE	45,000	01111 17 AVE N: CONVERT BUILDING TO 2 DWELLING UNITS (FROM) 4 BY REMOVING 2 DWELLINGS. NEW USE :
12/16/02	BTMA	6,160	01111 17 AVE N: INSTALL 2 FURNACE @ 70MBH EACH - DUCTWORK - 4 SUPPLIES & 1 CENTRAL RETURN UP &
6/20/02	BIRE	30,000	01111 17 AVE N: Code compliance scope of work to be on site. separate permit may be required for STRUCTURAL Repairs
7/16/99	BOTC	5,500	ADDITIONAL MISC REPAIR TO WORK STARTED UNDER PER



TITLE REPORT



ORDER NO.: HEN OR1013014-N

APPLICANT: City of Minneapolis

PREPARATION DATE: July 22, 2003

IN PREPARING THIS TITLE REPORT, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAS NOT SEARCHED ALL DOCUMENTS AFFECTING TITLE TO THE PROPERTY FROM THE GOVERNMENT PATENT AND IS RENDERING NO OPINION AS TO THE STATUS OF TITLE. THE SEARCHES MADE IN PREPARING THIS REPORT COVER ONLY THOSE MORTGAGES OF RECORD AFFECTING THE PROPERTY COVERED HEREBY WHICH APPEAR UNSATISFIED OF RECORD. THE OWNER OF RECORD AS SHOWN IS THE LAST NAMED GRANTEE OF A CONVEYANCE WHICH PURPORTS TO TRANSFER THE FEE INTEREST TO THE PROPERTY.

LEGAL DESCRIPTION:

Lot 1, Block 17, Gales Subdivision in Sherburne and Beebe's Addition to Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

Abstract Property

1111 17th Avenue N, Minneapolis, Minnesota

GRANTEES AS SHOWN ON LAST DEED OF RECORD:

Inter Savings Bank, FSB

CONTRACT PURCHASER OF RECORD:

None

OUTSTANDING MORTGAGES:

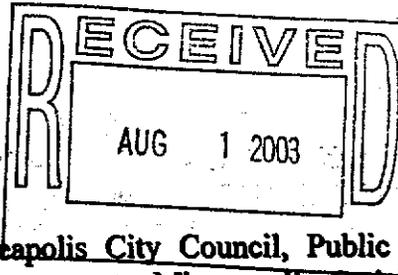
None

OUTSTANDING MECHANICS LIENS, ATTORNEYS LIENS, DIVORCE LIENS, HOMEOWNERS ASSOCIATION LIENS, FINANCING STATEMENTS AND LEASES:

BOARDED BUILDINGS

INSP. USE ONLY
SENT: 7-28-2003
RETURNED:

NEIGHBORHOOD IMPACT STATEMENT



DEAR NEIGHBOR:

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

1111 NORTH 17 AVENUE

The hearing will be at 2:00 P.M. on WEDNESDAY, AUGUST 27, 2003 in Room 317, City Hall, 350 South 5th Street, Minneapolis, Minnesota 55415.

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and **RETURN THE FORM NO LATER THAN WEDNESDAY, AUGUST 13, 2003** to:

Public Service Center
Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment: <u>Because of drug + criminal activity</u>			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: <u>It would be nice to have a single family house where the family respect their property + neighbors around.</u>			

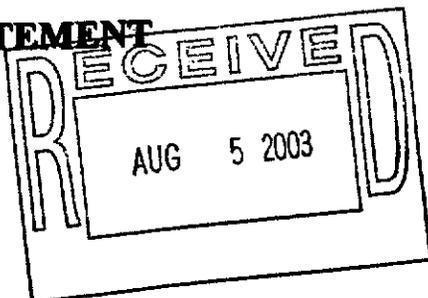
Chance W Meyer
Signature

7-31-2003
Date

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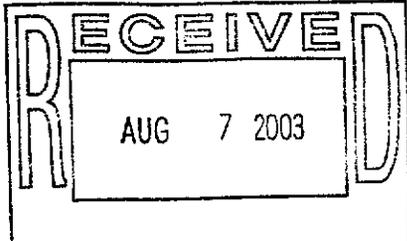
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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>Although much work has gone into rehab, it still sits empty & unfinished.</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	<i>insufficient front yard and wrong design to blend into neighborhood.</i>		

Signature Sharon Bartlett

Date 8/2/03

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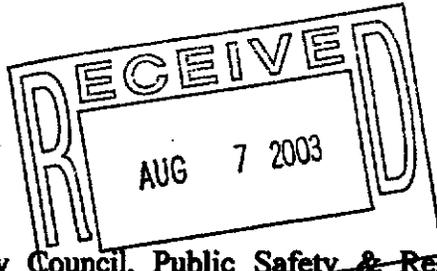
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Comment: <i>It would be more cost effective to build a single family home than to waste money on an old building that should be condemned.</i>			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: <i>Our Neighborhood need a single family house not a crack house</i>			

Lonel Washington
Signature

8/1/03
Date

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Window go in - next day Rocks Smashed them			
B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment: <u>Invested with Rodents - Raccoons!</u>			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: <u>NO way Crack heads hang out there!</u>			

Fonda Ali
Signature

7/30/03
Date

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INSP. USE ONLY
SENT: 7-28-2003
RETURNED:

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1111 NORTH 17 AVENUE

The hearing will be at 2:00 P.M. on WEDNESDAY, AUGUST 27, 2003 in Room 317, City Hall, 350 South 5th Street, Minneapolis, Minnesota 55415.

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and RETURN THE FORM NO LATER THAN WEDNESDAY, AUGUST 13, 2003 to:

Public Service Center
Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>@ garage should be there + a home on Emerson</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	<i>Owners never finish what they start + the vandals sense it some how + break in + break up</i>		

Mark McKay
Signature

8-6-03
Date

BOARDED BUILDINGS

NEIGHBORHOOD IMPACT STATEMENT

INSP. USE ONLY
SENT: 7-31-2003
RETURNED:

RECEIVED
AUG 7 2003

DEAR NEIGHBOR:

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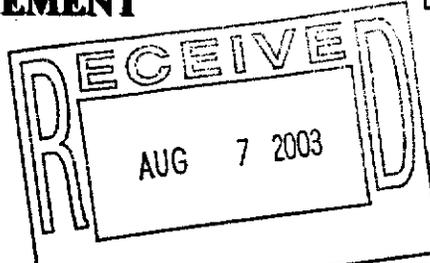
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Inspections Division
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Minneapolis MN 55415

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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<u>ASAP</u>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	<u>It has been a problem property for many years -</u>		

[Signature] AUG 5, 2003
Signature Date

NEIGHBORHOOD IMPACT STATEMENT



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Minneapolis MN 55415

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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	The long duration of time ^{actual} between work on the house invites trouble and is an eye sore for the neighborhood.		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	Past experience w/ this same property has not been positive.		

Signature Mary Samek
Jenny Krinis

Date 7-29-03
7-29-03

NEIGHBORHOOD IMPACT STATEMENT



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Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a Positive Negative No Impact

B. The subject property should be: Rehabilitated Demolished

Comment: Pretty obvious, if you looked, No trimming, No back lawn

C. Does this property fit the housing needs of the neighborhood? Yes No

Comment: look across the street, or next door, Paint is peeling, No extra's like flowers Fence is in bad condition, No lighting in back where tenants enter and leave.

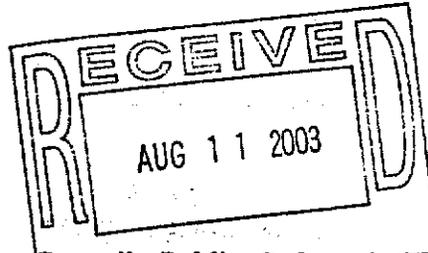
Tenant
Signature _____ Date 8:01.03

→ Do not wish to give my home, need to live here until I leave - still working on a new place to live.

BOARDED BUILDINGS

INSP. USE ONLY
SENT: 7-28-2003
RETURNED:

NEIGHBORHOOD IMPACT STATEMENT



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Inspections Division
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

A. The subject property has had a Positive Negative No Impact

B. The subject property should be: Rehabilitated Demolished

Comment: _____

C. Does this property fit the housing needs of the neighborhood? Yes No

Comment: _____

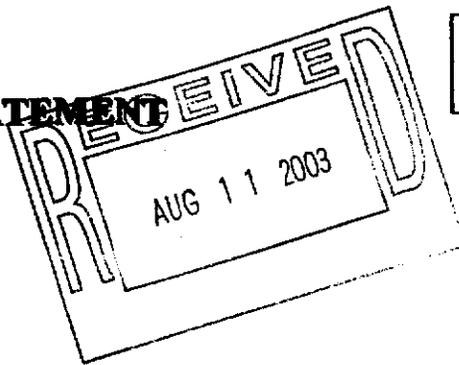
Musa WSO
Signature

8/8/03
Date

BOARDED BUILDINGS

NEIGHBORHOOD IMPACT STATEMENT

INSP. USE ONLY
SENT: 7-28-2003
RETURNED:



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Minneapolis MN 55415

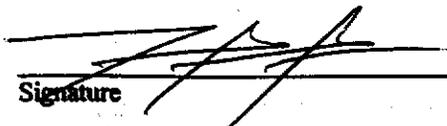
A. The subject property has had a Positive Negative No Impact

B. The subject property should be: Rehabilitated Demolished

Comment: DONT LET US DOWN THIS TIME

C. Does this property fit the housing needs of the neighborhood? Yes No

Comment: EVERY THING OF VALUE HAS BEEN REMOVED

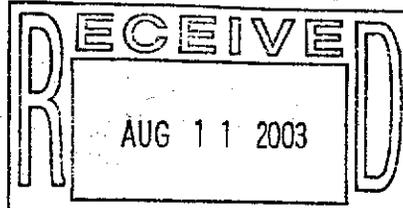
Signature 

Date 8.8.03

BOARDED BUILDINGS

INSP. USE ONLY
SENT: 7-31-2003
RETURNED:

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Minneapolis MN 55415

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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	CREATE PEACE GARDEN (community) like Jordan OR Replace with single family house ACCORDING to neighborhood criteria		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:			

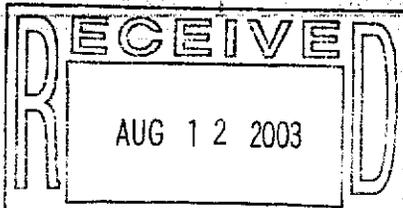
Wendy Peterson
Signature

8/8/03
Date

BOARDED BUILDINGS

INSP. USE ONLY
SENT: 7-28-2003
RETURNED:

NEIGHBORHOOD IMPACT STATEMENT



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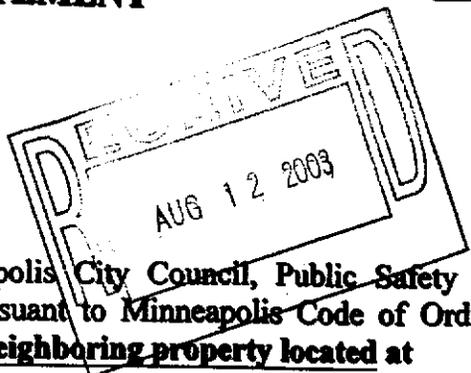
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Minneapolis MN 55415

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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: _____			

Eudyn Rosenow
Signature

7/18/03
Date

NEIGHBORHOOD IMPACT STATEMENT



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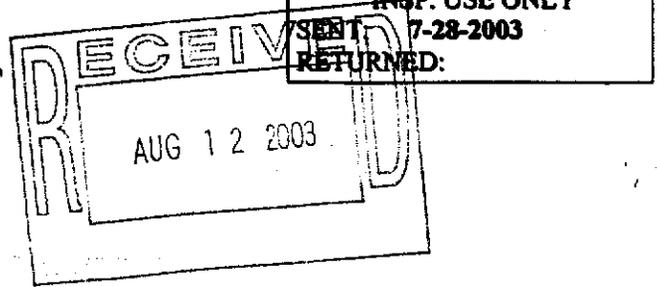
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Inspections Division
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Minneapolis MN 55415

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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	
Comment:	<i>we have been dealing with this address too long - time for a change</i>		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	<i>we prefer a single family home</i>		

Marion E. Ross
Signature
1624 Emerson St
Minneapolis, MN 55411

8/11/03
Date

NEIGHBORHOOD IMPACT STATEMENT



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B. The subject property should be:	<input type="checkbox"/> Rehabilitated	<input checked="" type="checkbox"/> Demolished	<i>two years ago!</i>
Comment:	_____		
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment:	_____		

Gundarkhgg's
Signature
and
Brian Bushay

Aug 10, 2003
Date

*Health Hazard —
There still is asbestos
siding lying on the ground
after the siding was
removed.*