



Request for City Council Committee Action from the Department of Regulatory Services

Date: August 13, 2008

To: Public Safety and Regulatory Services Committee, the Honorable Don Samuels, Chairperson

Referral to: No referral

Subject: Demolition of 400 31st Avenue North, as per recommendation from the Nuisance Condition Process Review Panel (249 Appeals Panel).

Recommendation:

To adopt findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and demolish the property located at 400 31st Avenue North, Minneapolis, MN.

Previous Directives:

None.

Prepared or Submitted by Tom Deegan, Manager of the Problem Properties Unit, 673-3310.

Approved by: Rocco Forte

Rocco Forte, Assistant City Coordinator

Henry Reimer

Henry Reimer, Director of Inspections

Presenters in Committee

Lee Wolf, Attorney

Tom Deegan, Manager Problem Properties Unit

Financial Impact (Check those that apply)

No financial impact (If checked, go directly to Background/Supporting Information).

Action requires an appropriation increase to the ___ Capital Budget or ___ Operating Budget

Action provides increased revenue for appropriation increase

Action requires use of contingency or reserves

Action is within the Business Plan

Action requires a change to the Business Plan

Other financial impact

Request provided to the Finance Department when provided to the Committee Coordinator

Community Impact

Neighborhood- No impact.

City Goals – Maintain the physical infrastructure to ensure a safe, healthy and livable city.

Comprehensive Plan – No impact.

Zoning Code – No impact.

Other

Background and Supporting Information

The house sustained a fire on July 28, 2007, that damaged the building; it was then condemned for being a boarded building on October 3, 2007.

The Nuisance Condition Process Review Panel heard the appeal of the director's order to demolish on July 10, 2008 and recommended that the order to demolish be upheld.

Notification summary

The Order to raze and remove the building was sent by certified and regular mail and was accepted and signed for by the following:

Saxon Mortgage Services, 4708 Mercantile Drive N, Fort Worth, TX 76137

Kurt Christensen, 941 Hillwind Rd, Fridley, MN 55432

MERS Inc., PO Box 2026, Flint, MI 48501

At this time, we have no confirmation as to whether certified and regular mail Orders to Raze and Remove the Building were received or accepted by the following:

Phil Kleindel/United Homes, Inc., 25545 Dupont Avenue, Elko, MN 55020

Reiter & Schiller, 25 Dale Street N, St. Paul, MN 55102

NOTE: Mr. Kleindel and representatives of United Homes attended the NCPRP to tesify in favor of rehabilitating the property.

Recommendation

Staff recommendation: Demolition

Nuisance Condition Process Review Panel recommendation: Demolition

Findings of Fact and staff presentation under separate cover.