



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

**Date:** October 29, 2008

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

**Referral to:** No referral

**Subject:** Demolition of 3229-31 4th Street N , 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 3229-31 4th Street N, Minneapolis, MN.

**Previous Directives:**

None.

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

Approved by: \_\_\_\_\_

Rocco Forte, Assistant City Coordinator

\_\_\_\_\_  
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 property located at 3229-31 4th Street N. is in extreme disrepair. The building has been vacant and boarded for approximately one year. The current owner has not attempted to rehabilitate the property and has tried to sell the property. The current owner has a potential sale of the property but the potential owner has not submitted any plans to rehabilitate the property nor have the met with City staff to attempt to complete a restoration agreement. This property has been neglected to the point that it has had a negative impact on the community and will continue to have a negative impact if it is not razed as attested to by the community impact statements submitted by neighbors requesting that the building be torn down..

The Nuisance Condition Process Review Panel heard the appeal of the director's order to demolish on September 25, 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 to:

1. Barclay's Capital RE, Inc., 1100 Corporation Center Dr., Raleigh, NC, 27607
2. Argent Mortgage Co., LLC, PO Box 5047, Rolling Meadows, IL 60008
3. Ameriquest Mortgage Co., PO Box 11507, Santa Ana, CA 92711
4. Regina Weah or Victor Young, 11751 West River Hills Dr., Burnsville, MN 55337
5. Shapiro, Nordmeyer & Zielke, LLP, 7300 Metro Blvd., Ste. 390, Edina, MN 55439
6. Mark Heitman, c/o Coldwell Banker Burnet, 941 Hillwind Rd. NE, Fridley, MN 55432
7. Wells Fargo Bank NA Trust, 3476 Stateview Blvd., Fort Mill, SC 29715

**Recommendation**

Staff recommendation: Demolition

Nuisance Condition Process Review Panel recommendation: Demolition

Findings of Fact under separate cover