



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

Date: October 21, 2009

To: Council Member Don Samuels, Chair – Public Safety & Regulatory Services Committee

Subject: Nuisance Condition Process Review Panel Recommendation regarding appeal of Director's Order to Raze and Remove structure located at 2220 Marshall Street Northeast.

Recommendation: To adopt findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and demolish the property located at 2220 Marshall Street Northeast.

Previous Directives: None

Department Information

Prepared by: Kellie Rose Jones – 673-3506

Approved by:

Rocco Forté, Assistant City Coordinator for Emergency Preparedness & Regulatory Services

Henry Reimer, Director of Inspections

Thomas Deegan, Manager Problem Properties Unit

Presenters in Committee: Thomas Deegan and Lee Wolf

Financial Impact

- Action is within the Business Plan

Community Impact

- Neighborhood Notification of NCPRP
- Consistent with City Goals

Supporting Information

This matter came before the Nuisance Condition Process Review Panel on June 11, 2009 and was continued. It returned to the Panel on September 10, 2009.

Don Krause of Real Estate Network, LLC, was present representing the owner of the property, Edward McDaniel. He explained that they intend to rehab the property but had been delayed by a lengthy insurance claims process.

The Nuisance Condition Process Appeal Panel voted to recommend that Council uphold the Director's Order to demolish the property, but encouraged staff to work with the property owner in the interim.

Staff has met with Mr. Krause, who presented a comprehensive plan for rehab which is consistent with the MEANS estimate.

Background

An order to demolish the property was sent on March 20, 2009. Edward McDaniel filed an appeal stating "meeting with neighborhood group to save property, create jobs. Note: Real Estate Network LLC is under contract to repair structure."

2220 Marshall St NE is an apartment building in the Bottineau neighborhood. The 2 story structure was built in 1967. The building is 14,652 square feet and sits on a 16,000 square foot lot.

The property has been determined to be substandard and requires a new roof, new piping, a new heating system, new doors, and new windows. It was condemned in February 2008 due to lack of maintenance. There have been numerous incidents of vandalism and theft of building components including faucets sinks and pipes since the building was boarded.

The City Assessor's office rates the overall building condition as "fair."

In 2008 the City of Minneapolis levied \$7,153.33 in special assessments against the property. There are currently pending assessments totaling \$6,745.50.

The 2009 assessed value of the property is \$805,000. The 2008 assessed value was \$993,500.

The estimated cost to demolish the structure is between \$139,000 and \$168,000.

The Bottineau Neighborhood Association and the owners of properties within 350 feet of 2220 Marshall St NE were mailed requests for a community impact statement. The department received 3 in return, all of which stated the property has a negative impact and should be demolished, specifically citing lack of maintenance.



City of Lakes

2220 Marshall Street Northeast
Nuisance Condition Process Review Panel Hearing
Thursday, June 11, 2009

Appeal received from Edward McDaniel	April 9, 2009
Director's Order to Demolish Sent	March 20, 2009
Building condemned for being boarded	September 30, 2008
Added to Vacant Building Registry	March 12, 2008
Building condemned due to lack of maintenance	February 12, 2009

Owner

Edward McDaniel filed an appeal stating “meeting with neighborhood group to save property, create jobs. Note: Real Estate Network LLC is under contract to repair structure.”

Structure description

2220 Marshall St NE is an apartment building in the Bottineau neighborhood. The 2 story structure was built in 1967. The building is 14,652 square feet and sits on a 16,000 square foot lot.

General condition

The property has been determined to be substandard and requires a new roof, new piping, a new heating system, new doors, and new windows. It was condemned in February 2008 due to lack of maintenance. There have been numerous incidents of vandalism and theft of building components including faucets sinks and pipes since the building was boarded.

The City Assessor's office rates the overall building condition as “fair.”

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Market analysis

Vacancy Rate: In 2000 the vacant housing rate in the Bottineau neighborhood was around 5%. Of the approximately 838 houses on the city's Vacant Building Registration, 6 are in the Bottineau neighborhood, which has approximately 550 housing units.

Assessed Value: The 2009 assessed value of the property is \$805,000. The 2008 assessed value was \$993,500.

Cost to Demolish: The estimated cost to demolish the structure is between \$139,000 and \$168,000.

Community impact

The Bottineau Neighborhood Association and the owners of properties within 350 feet of 2220 Marshall St NE were mailed requests for a community impact statement. The department received 13 in return, all of which stated the property has a negative impact and should be demolished, specifically citing lack of maintenance and attracting illegal activity.

Notification summary

The Order to Raze and Remove the Building was sent by certified mail to:

1. Edward McDaniel, P.O. Box 737, Hopkins, MN 55343
2. Commerce Bank, 7650 Edinborough Way, Suite 150, Edina, MN 55435
3. Edward McDaniel, P.O. box 25162, Woodbury, MN 55125

Recommendation

Demolition.