Chapter 249
Findings of Fact, Conclusions and Recommendation

Regarding: 1128 Lincoln Street Northeast

Whereas, the above-referenced property has been identified by the Department of Inspections as constituting a nuisance in violation of Chapter 249 of the Minneapolis Code of Ordinances; and whereas, a public hearing was held before the Public Safety and Regulatory Services Committee of the City Council on
Date: July 26th, 2006 Time: 2:30 P.M. In accordance with said ordinance.

NOW, THEREFORE, the City Council of the City of Minneapolis makes the following:

FINDINGS OF FACT

A. Neighborhood vacancy rate is 5.1% for Single-Family and 5.8% for Multi-Family. **Further comments are on the Zoning/Planning Departments Report, e-mail response, Chapter 249 Findings.
(Per Cecilia Bolognesi, Zoning/Planning)

B. Historic Significance: No adverse effect if removed. 1 ½ Story, vernacular frame cottage built in 1905. Integrity compromised by stucco. Does not appear to meet city designation criteria.
(Per Greg Mathis, Zoning/Planning)

C. Neighborhood Impact: 41 neighborhood impact statements were sent, and three neighbors responded. According to these 3 statements received into evidence, this building has a Negative impact on the neighborhood and its ability to attract future residents. All respondents recommended demolition. No other responses were given.

Neighborhood Association: was notified and **did not respond.**
Comments:

D. There is evidence is not evidence that the property can be put to use by either the neighborhood or existing owners.

E. Comprehensive Land Use: Low Density Residential. Special/Combined Uses: NO
(Per Jason Wittenberg, Zoning/Planning)

F. The building was condemned for being a boarded building on: **December 21, 2004.**
Refer to File "History of Address" regarding Structural, Housing or Environmental violations.

G. Owner **did not** provide statement of cost to rehabilitate building as required by Code of Ordinances 249.40.
Owner **has not** provided a Notarized Owner Authorization to Demolish

H. Building has Assessor's rating of **7-Poor**. Zoned **R2B .** Special council permits, conditional uses, or variances do not exist at this address.
(Per Stephen Poor, Zoning)

(con't)

Findings of Fact

I. **Rehab funds** **<u>are available</u>**. **<u>Is</u> in CDBG area.**

J. The estimated cost to rehab the property is: **$151,400.00 - $162,000.00**

K. Estimated Cost of Demolition is: **$10,200.00 - $11,900.00 Plus Asbestos removal.**
The estimated after rehab market value is: **$ 115,000.00**

<u>Inspections Division recommends Demolition</u> **<u>CPED Recommends Demolition</u>**

<u>CONCLUSIONS AND RECOMMENDATIONS</u>

The subject property constitutes a nuisance. Your Committee recommends _____ and all or any accessory buildings at the above address.

Dated: _____

Revised 2/18/03