



2400 Dupont Avenue North
Appeals Panel Hearing
August 9, 2007

Director's Order to Demolish	June 6, 2007
Condemned (ConB)	December 21, 2006
Vacant Building Registration	December 21, 2006
Letter of Intent to Condemn for boards (LintB)	October 18, 2006
Letter of Intent to Condemn for lack of utilities (Lint2)	August 31, 2006
Fires in the building	May 6, 2003 and July 21, 2003
Rental license closed	May 9, 2003

Owner

LeRoy Smithrud, Freeway Realty, 3317 Hampshire Ave. N, Crystal, MN 55427. There is no mortgage on record.

Structure description

2400 Dupont Ave. N. is an apartment house with 10 units. Four are one-bedroom units located in the basement, and six are two-bedroom units. The building sits on a 50x157-foot lot. Zoning is R2B. The building has been on the Vacant Building Registration since January 20, 2004. There has been no rental license since May 2003.

General condition

Mr. Smithrud has owned the building since June 29, 1970. This apartment house was built in 1964. The assessor rates the building condition as poor. There are 38 open housing violations, most dating from 2003. They include illegal wiring, repair/replace windows, repair/replace fixtures, repair/replace roof, repair walls, repair ceilings, smoke detectors, repair floors, leaky faucets, nonworking door hinges and locks, and more.

There is \$1207.08 owing on the water bill.

Market analysis

Vacancy Rate: In 2000, the Hawthorne neighborhood had 2,015 housing units; 1,853 were occupied and 162 were vacant. The total number of housing units decreased by 608 between 1980 and 2000, as did the number of vacant units. The vacant housing rate was 5.8 percent in 1980 and reached its highest level in 1990 at 15 percent. In 2000 it dropped to 8.8 percent.

The recent foreclosures in North Minneapolis have caused a dramatic increase in vacant units from 2000; exact number of vacancies is unknown.

Cost to Rehab: The estimated cost to rehabilitate the building is \$____, based on the MEANS square footage estimate.

After-Rehab Market Value: CPED Staff appraiser has estimated the market value after rehab to be \$408,300.

Assessed Value: Taxes are current. The taxable value of the property is \$240,000 for 2006 and \$260,000 for 2007.

Cost to Demolish: The estimated cost to demolish the structure is between \$78,700 to 98,800.

Community impact

The Hawthorne Area Community Council and the owners of properties within 350 feet of 2400 Dupont Ave N were mailed a request for a community impact statement. The department received 3 in return. 2 recommended demolition, 1 recommended repair/renovate. 2 commented that the property has had a negative impact on the neighborhood and 1 commented that it had no effect on the neighborhood.

Architectural and historic value/designation

None

Notification summary

The Director's Order to Raze and Remove the Building was sent by certified and regular mail to one recipient:

LeRoy Smithrud, Freeway Realty, Inc., 3117 Hampshire Ave N, Crystal, MN 55427

Certified mail return card was returned.

Recommendation

Demolition.