



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

**Date:** September 23, 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 4237 Dupont Avenue North.

**Recommendation:** Adopt findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and demolish the property located at 4237 Dupont Avenue North.

**Previous Directives:** None

### Department Information

Prepared by: Kellie Rose Jones (612) 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 July 9, 2009 and was continued. It returned to the Panel on August 6, 2009.

My Truong, of J & M Homes II, LLC, appeared and stated that he recently bought the property and plans to rehabilitate it.

A neighbor appeared at before the panel and stated that the property has long had a negative impact on the neighborhood and should be demolished.

The Nuisance Condition Process Appeal Panel voted to recommend that Council uphold the Director's Order to demolish the property.

### **Background**

An order to demolish the property was sent on June 22, 2009. J & M Homes II, LLC filed an appeal stating that "Home is in fair condition, floors are fairly level and need, windows furnace and some plumbing work. Have report by structural engineer."

4237 Dupont Avenue North is a duplex in the Webber-Camden neighborhood. The 2 story structure was built in 1894. The building is 2,302 square feet and sits on a 6,400 square foot lot.

The property has been determined to be substandard. A recent inspection revealed foundational issues, floors in disrepair, failing roof, and a mold infestation. There are 36 open housing orders, including orders to repair/replace roof, repair/replace exterior walls, repair roof overhang, repair glass, repair floors, repair walls, repair ceilings, and repair interior surfaces throughout.

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

In 2008 the City of Minneapolis levied \$1,683.83 in special assessments against the property.

The estimated cost to rehabilitate the building is between \$110,688.00 and \$157,254.00, based on the MEANS square footage estimate.

The 2009 assessed value of the property is \$60,000. The 2008 assessed value was \$171,000.

The estimated cost to demolish the structure is between \$22,000 and \$26,500.

The Webber-Camden Neighborhood Association and the owners of properties within 350 feet of 4237 Dupont Avenue North were mailed requests for a community impact statement. The department received 25 responses, including one from the Webber-Camden Neighborhood Association. All responses stated that property has a negative impact on the neighborhood and should be demolished, citing long-term lack of maintenance, negative impact on property values, and history of attracting crime, prostitution and drug activity.



**4237 Dupont Avenue North**  
**Nuisance Condition Process Review Panel Hearing**  
**Thursday, August 6, 2009**

Appeal received from J and M Homes II, LLC	July 6, 2009
Director's Order to Demolish Sent	June 22, 2009
Building condemned for being boarded	October 30, 2008
Added to Vacant Building Registry	November 4, 2008

**Owner**

J and M Homes II, LLC filed an appeal stating that "Home is in fair condition, floors are fairly level and need, windows furnace and some plumbing work. Have report by structural engineer."

**Structure description**

4237 Dupont Ave N is a duplex in the Webber-Camden neighborhood. The 2 story structure was built in 1894. The building is 2,302 square feet and sits on a 6,400 square foot lot.

**General condition**

Property has been determined to be substandard. A recent inspection revealed foundational issues, floors in disrepair, failing roof, and a mold infestation. There are 36 open housing orders, including orders to repair/replace roof, repair/replace exterior walls, repair roof overhang, repair glass, repair floors, repair walls, repair ceilings, and repair interior surfaces throughout.

The city has hired contractors to remove rubbish from the property 4 times and to cut the grass on the property twice since 2007.

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

In 2008 the City of Minneapolis levied \$1,683.83 in special assessments against the property.

**Market analysis**

**Vacancy Rate:** In 2000 the vacant housing rate in the Webber-Camden neighborhood was around 4.5%. Of the approximately 822 houses on the city's Vacant Building Registration, 24 are in the Webber-Camden neighborhood, a neighborhood of approximately 2,232 housing units.

**Cost to Rehab:** The estimated cost to rehabilitate the building is \$110,688.00 to \$157,254.00, based on the MEANS square footage estimate.

**After Rehab Market Value:** CPED contracted appraiser has determined the after-rehab market value to be \$180,000.

**Assessed Value:** The 2009 assessed value of the property is \$60,000. The 2008 assessed value was \$171,000.

**Cost to Demolish:** The estimated cost to demolish the structure is between \$22,000 and \$26,500.

### **Community impact**

The Webber-Camden Neighborhood Association and the owners of properties within 350 feet of 4237 Dupont Ave N were mailed requests for a community impact statement. The department received 25 responses, including the Webber-Camden Neighborhood Association. All responses stated that property has a negative impact on the neighborhood and should be demolished, citing long-term lack of maintenance, negative impact on property values, and history of attracting crime, prostitution and drug activity.

### **Architectural and historic value/designation**

The Preservation and Design Team staff has conducted an historic demolition review of the property. The report states that the property would not impact the City's Historic Resources and has signed the wrecking permit.

### **Notification summary**

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

1. Greenpoint Mortgage Corp, 2300 Brookstone Centre Pkwy, Columbus, GA 31908-4013
2. J&M Homes LLC, 2400 Blaisdell Ave S, Suite 2B, Minneapolis, MN 55404
3. My Truong, 2400 Blaisdell Ave S, #132, Minneapolis, MN 55404
4. Jeff Byrd, Eagle Realty, 2780 Snelling Ave N #202, Roseville, MN 55113
5. Maleta D North, 225 Wilder St, St Paul, MN 55104

### **Recommendation**

Demolition.