

Request for City Council Committee Action from the Department of Regulatory Services, Problem Properties Unit

Date: December 6, 2006
To: Burt Osborne
Referral to: PS&RS

Subject: 2509 Girard Ave N

Staff Recommendation: Demolition

Previous Directives: Demolition. Owner received TRO to stop demolition.

Prepared by: Linda Higgins Approved by: Presenters in Committee: Tom Deegan, Wayne Murphy, Lee Wolf

Reviews

- Permanent Review Committee (PRC): Approval ___ Date _____
- Policy Review Group (PRG): Approval ___ Date _____

Financial Impact

- No financial impact
- 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 Notification
- City Goals
- Comprehensive Plan
- Zoning Code
- Other

Supporting Information

Background:

The property is a 106 year old, 2150 square foot, 2 story duplex that sits on a 88 x 90 foot lot with no garage.

The property was purchased December 19 2002 by a Michael J Okoneski who then lost it to foreclosure on April 27, 2005. The property was purchased at a sheriff's auction on August 11, 2005 by JP Morgan Chase Bank for \$175,578.90.

The property was condemned for being a boarded building on November 21, 2005 and on April 14, 2006 the current owner had Premier Asset Services apply for a Code compliance inspection so that the house could be listed for sale.

Status:

Taxes are current at this time and Hennepin County shows the property is non-homesteaded.

The estimated marked value is \$200,000.00

Since the year 2004 there have been 46 housing code violations written against the property for repairs. The property also had to be secured and housing authorized a contractor to cut the grass and remove the trash.

Currently there is \$2571.50 pending in assessments for the year 2006.

There are no current permits issued at this time and no work is being done to the structure.

The estimated cost to rehab: \$193,500.00 to \$215,000.00

The estimated cost to demolish: \$19,300.00 to \$23,600.00 plus asbestos removal

UPDATE

2509 Girard was heard in PS&RS on June 7.

Action Taken: Approved demolition.

After Council ordered demolition, the owner obtained a temporary restraining order to stay the demolition.

The owner has offered a sheet showing how much money he would spend on various items, but it does not correspond with the code compliance inspection information. He has been unresponsive in further negotiations with PPU, preferring to have his attorney talk with our attorney Lee Wolf.

The owner has requested an opportunity to revisit the Council decision to demolish and has asked to be allowed to rehab the property instead.