



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

Date: March 1, 2010

To: Council Member Elizabeth Glidden, Chair – Regulatory, Energy, and Environment Committee

Referral to:

Subject: Nuisance Condition Process Review Panel Recommendation regarding appeal of Director's Order to Raze and Remove structure located at 3111 Dupont Avenue North.

Recommendation: To adopt findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and demolish the property located at 3111 Dupont Avenue North.

Previous Directives: **NONE**

Department Information

Prepared by: Ahna Minge

Approved by:

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

Henry Reimer, Director of Inspections

Grant Wilson, Manager, Problem Properties Unit

Presenters in Committee: Grant Wilson

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 October 8, 2009.

Mario and Alejandra Silva, the property owners, appeared before the panel and stated that they wish to rehabilitate and occupy the property. They stated that they had spoken with Department staff regarding their wish to rehabilitate the property, and that although they had not provided a detailed plan, they believe the repairs could be completed for less than \$100,000. Staff stated that they instructed the owners to prepare a rehab plan with timelines and estimates for the work to be completed and had not received the information.

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 August 24, 2009. Mario Silva filed an appeal stating that "he purchased this property 3 months ago and [it] is for owner occupied purposes. We have a lot of dream in this house and we will do all the repairs and keep the house in perfect shape."

3111 Dupont Avenue North is a single family dwelling in the Hawthorne neighborhood. The 2 story structure was built in 1914. The building is 1,480 square feet and sits on a 5,729 square foot lot.

This property has been determined to be substandard. Issues include cracks in foundation, roof damage, crumbling front steps, curling shingles, broken and rotted windows, and damaged and missing stucco.

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

In 2008 the City of Minneapolis levied \$6,498.33 in special assessments against the property. In levy year 2009, \$6,978.00 was assessed to the property.

The 2009 assessed value of the property is \$51,000. The 2008 assessed value was \$68,300, and in 2007 it was \$155,000.

The estimated cost to demolish the structure is between \$14,000 and \$17,000.

The Hawthorne Neighborhood Council and the owners of properties within 350 feet of 3111 Dupont Avenue North were mailed requests for a community impact statement. The department received 0 responses.



3111 Dupont Avenue North
Nuisance Condition Process Review Panel Hearing
Thursday, October 8, 2009

Appeal received from Mario E. Silva	September 11, 2009
Director's Order to Demolish Sent	August 24, 2009
Building condemned for being boarded	June 14, 2006
Added to Vacant Building Registry	June 14, 2006

Owner

Mario Silva filed an appeal stating that “he purchased this property 3 months ago and [it] is for owner occupied purposes. We have a lot of dream in this house and we will do all the repairs and keep the house in perfect shape.”

Structure description

3111 Dupont Avenue North is a single family dwelling in the Hawthorne neighborhood. The 2 story structure was built in 1914. The building is 1,480 square feet and sits on a 5,729 square foot lot.

General condition

This property has been determined to be substandard. Issues include cracks in foundation, roof damage, crumbling front steps, curling shingles, broken and rotted windows, and damaged and missing stucco.

The City Assessor's office rates the overall building condition as “poor.” In 2008 the City of Minneapolis levied \$6,498.33 in special assessments against the property.

Market analysis

Vacancy Rate: In 2000 the vacant housing rate in the Hawthorne neighborhood was around 8%. Of the approximately 823 houses on the city's Vacant Building Registration, 96 are in the Hawthorne neighborhood, which has approximately 2,015 housing units.

Cost to Rehab: The estimated cost to rehabilitate the building is \$111,126 to \$153,341, based on the MEANS square footage estimate.

After Rehab Market Value: CPED contracted appraiser has determined the after-rehab market value to be \$130,000.

Assessed Value: The 2009 assessed value of the property is \$51,000. The 2008 assessed value was \$68,300, and in 2007 it was \$155,000.

Cost to Demolish: The estimated cost to demolish the structure is between \$14,000 and \$17,000.

Community impact

The Hawthorne Neighborhood Council and the owners of properties within 350 feet of 3111 Dupont Avenue North were mailed requests for a community impact statement. The department received 0 responses.

Notification summary

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

1. Dante Darden, 511 Queen Ave N, Minneapolis, MN 55405
2. AMC Mortgage Services, Inc., 505 City Parkway West, Ste 100, Orange, CA 92868
3. RRP I LLC, 1810 Pine Hill Dr, Safety Harbor, FL 34695
4. Shapiro, Nordmeyer, & Zielke, LLP, 12550 West Frontage Road, Suite 200, Burnsville, MN 55337
5. Liquidation Properties, Inc., 1100 Town and Country Rd, Orange County, CA 92868
6. Green River Capital, 220 E Morris Ave, Ste 300, Salt Lake City, UT 84115
7. Grace Sharp, 600 Twelve Oaks Drive, #662, Wayzata, MN 55391

Recommendation

Demolition.