



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 2214 4th Avenue North

Recommendation: Adopt findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and demolish the property located at 2214 4th 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 August 6, 2009. Donna Ford, the property's previous owner who filed the appeal, stated that she wants to buy the property back and rehab it with her family.

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 12, 2009. Donna Ford filed an appeal stating that she "would like to contest and appeal the demolition of the property... in order for me to keep the property and gut it out for my kids' home."

2214 4th Avenue North is a fourplex in the Harrison neighborhood. The 2 story structure was built in 1916. The building is 5,832 square feet and sits on a 7,035 square foot lot.

The property has been determined to be substandard. Issues include water intrusion, structural defects, roof failure, mold infestation, need for new furnace and new water heater, and evidence of a fire. Additionally, there is evidence of wiring installed without permits being pulled for the work, which would have to be brought up to code.

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

In 2008 the City of Minneapolis levied \$6,833.09 in special assessments against the property.

The estimated cost to rehabilitate the building is between 189,748.00 and \$264,336.00, based on the MEANS square footage estimate.

The 2009 assessed value of the property is \$212,500. The 2008 assessed value was \$250,000.

The estimated cost to demolish the structure is between \$55,400 and \$67,000.

The Harrison Neighborhood Association and the owners of properties within 350 feet of 2214 4th Avenue North were mailed requests for a community impact statement. The department received 2 responses. Both stated that the property has a negative impact on the community. One said the structure should be demolished, and the other said that unless it can be rehabilitated in a cost effective way, it should be demolished.



Minneapolis
City of Lakes

2214 4th Avenue North
Nuisance Condition Process Review Panel Hearing
Thursday, August 6, 2009

Appeal received from Donna Ford	July 2, 2009
Director's Order to Demolish Sent	June 12, 2009
Building condemned for being boarded	January 22, 2008
Added to Vacant Building Registry	April 21, 2008

Owner

Donna Ford filed an appeal stating that she "would like to contest and appeal the demolition of the property... in order for me to keep the property and gut it out got my kids' home."

Structure description

2214 4th Ave N is a 4-plex in the Harrison neighborhood. The 2 story structure was built in 1916. The building is 5,832 square feet and sits on a 7,035 square foot lot.

General condition

The property has been determined to be substandard. Issues include water intrusion, structural defects, roof failure, mold infestation, need for new furnace and new water heater, and evidence of a fire. Additionally, there is evidence of wiring installed without permits being pulled for the work, which would have to be brought up to code.

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

In 2008 the City of Minneapolis levied \$6,833.09 in special assessments against the property.

Market analysis

Vacancy Rate: In 2000 the vacant housing rate in the Harrison neighborhood was around 8%. Of the approximately 822 houses on the city's Vacant Building Registration, 19 are in the Harrison neighborhood, a neighborhood of approximately 1,330 housing units.

Cost to Rehab: The estimated cost to rehabilitate the building is between 189,748.00 and \$264,336.00, based on the MEANS square footage estimate.

After Rehab Market Value: CPED contracted appraiser has determined the after-rehab market value to be \$280,000.

Assessed Value: The 2009 assessed value of the property is \$212,500. The 2008 assessed value was \$250,000.

Cost to Demolish: The estimated cost to demolish the structure is between \$55,400 and \$67,000.

Community impact

The Harrison Neighborhood Association and the owners of properties within 350 feet of 2214 4th Ave N were mailed requests for a community impact statement. The department received 2 responses. Both stated that the property has a negative impact on the community. One said the structure should be demolished, and the other said that unless it can be rehabilitated in a cost effective way, it should be demolished.

Notification summary

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

1. April Tatum, 1407 72nd Ave N, Brooklyn Center, MN 55430
2. MERS, PO Box 2026, Flint, MI 48501-2026
3. First Franklin, 4300 Market Pointe Dr #200, Bloomington, MN 55435
4. Josh DuBois, PO Box 11007, Minneapolis, MN 55411
5. Donna Sylvia Ford, 2801 3rd St N, Minneapolis, MN 55411

Recommendation

Demolition.