



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

Date: October 15, 2008

To: Public Safety and Regulatory Services Committee, the Honorable Don Samuels, Chairperson

Referral to: No referral

Subject: Demolition of 2005 Hillside Avenue North, as per recommendation from the Nuisance Condition Process Review Panel (249 Appeals Panel).

Recommendation:

To adopt findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and demolish the property located at 2005 Hillside Avenue North, Minneapolis, MN.

Previous Directives:

None.

Prepared or Submitted by Tom Deegan, Manager of the Problem Properties Unit, 673-3310.

Approved by: _____

Rocco Forte, Assistant City Coordinator

Henry Reimer, Director of Inspections

Presenters in Committee

Lee Wolf, Attorney

Tom Deegan, Manager Problem Properties Unit

Financial Impact (Check those that apply)

No financial impact (If checked, go directly to Background/Supporting Information).

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- No impact.

City Goals – Maintain the physical infrastructure to ensure a safe, healthy and livable city.

Comprehensive Plan – No impact.

Zoning Code – No impact.

Other

Background and Supporting Information

The property located at 2005 Hillside Avenue North. is in extreme disrepair. The building was condemned for being a boarded building on September 12, 2007. There are thirty-seven (37) open housing orders on the property and ongoing nuisance orders such as cut grass and remove rubbish. There is serious deterioration of the foundation, the Code Compliance Inspection conducted in April 2008 indicated that a structural engineer's evaluation is required to evaluate the building foundation, columns, beams and joists.

The Nuisance Condition Process Review Panel heard the appeal of the director's order to demolish on September 11, 2008 and recommended that the order to demolish be upheld.

Notification summary

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

1. EMC Mortgage Corporation, 2780 Lake Vista Drive, Lewisville, TX 75067
2. Dick Stanton or Mike or Chris, MN REO, 8937 Aztec Drive, Eden Prairie, MN 55437
3. MERS, Inc., PO Box 2026, Flint, MI 48501
4. Ka Lee, 2060 Hyacinth Avenue, St. Paul, MN 55411
5. Middleberg, Riddle & Gianna, 717 N. Harwood, Ste. 2400, Dallas, TX 75201
6. Shapiro, Nordmeyer & Zielke, LLP, 7300 Metro Blvd., Ste. 390, Edina, MN 55439

All six returned the certified letter return receipt.

Recommendation

Staff recommendation: Demolition

Nuisance Condition Process Review Panel recommendation: Demolition

Findings of Fact under separate cover