



**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

**Housing Inspection  
Services Division**

250 South 4<sup>th</sup> Street - Room 300  
Minneapolis, MN 55415-1316

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**August 31, 2004**

The Honorable Dan Niziolek, Chair  
Public Safety and Regulatory Services Committee  
Room 307, City Hall  
Minneapolis, Minnesota 55415

**RE: 3225 2<sup>nd</sup> Avenue South**

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition/rehabilitation** of the building as provided in Chapter 249.

Address:	3225 2 <sup>ND</sup> Avenue South	Ward	8
Legal Description:	Lot 20 - Block 9 BAKERS 2nd Addition to Minneapolis		
Building Type:	AIR---4 or More MFAM & RM	Dwelling Unit Number:	4
Number of stories:	2. 5	Square Footage	5,873
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves <b>Demolition/Rehabilitation</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**RECOMMENDATION:**

The City Coordinator, Assistant City Coordinator, Director of Inspections, Deputy Director of Housing Inspection Services and District Supervisor of Housing Inspection Services recommends that the City Council approve the **demolition/rehabilitation** of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

*JoAnn Velde*

*Craig Eliason*

JoAnn Velde, Deputy Director, Housing Inspection Services      Craig Eliason, District Supervisor, Housing Inspection Services

Report Prepared By **James Edin**  
Inspector, Hazardous/Boarded Buildings  
Phone: **673-5828**

**BOARDED BUILDINGS  
PS & RS SUMMARY SHEET**

**PS & RS Committee Date:** SEPTEMBER 29, 2004 (2:00 p.m.)

**Subject Property Address:** 3225 2<sup>ND</sup> AVENUE SOUTH **Ward:** 8

**Owner(s) of Record:** CEC DEVELOPMENT **Taxpayer of Record:** CEC DEVELOPMENT

**Neighborhood Assn:** Central Neighborhood Improvement  
Art Erickson, Board President-612-638-1019  
Attention: Joe Horan  
310 East 38<sup>th</sup> Street Suite 223 Minneapolis, MN 55409

**General Property Information:** Lot Size: 48 X 128 **Number of Units** 4

**Building Age:** 104 years **Year Built:** 1900 **Zoning:** R2B **Number of Stories:** 2

**Comprehensive Land Use:** Low Density Residential - No special/combined uses exist  
Per Neil Anderson, Zoning/Planning

**Historic Significance:** No Adverse Effect if Removed - Per Greg Mathis, Zoning/Planning

**Housing Needs/Vacancy Rate:** 2.1 % for Single Family and 5.1 % for Multi Family  
Per Fred Neet, Zoning/Planning

**Conditional Uses or Variances:** No & No Special Council Permits exist at this Address  
Per Steve Poor, Zoning/ Planning

**History of Neglect:** Refer to data in file "History by Address"

**Initial Board Date:** 4/7/94 **Number of Notices:** several **Boardings:** several **Fire**

**Damaged:**  Yes

**Neighborhood Assn:** We received written request: Yes  No

We received response to Impact Statement: Yes  No

**Neigh. Impact Response:** Total Sent: 46 Rehab: 0 Demos: 8 Don't Know: 0

**Owner gave auth to demo:** Yes  No  **Submitted written rehab statement:** Yes  No

**Inspections Division:** Recommends Demolition

**Estimated Cost to Rehab:** \$330,000. - \$395,000. Comment: Roof assembly removed- open to weather 2+ years. County values structure at \$500-\$1,000. History of extensive fire damage. Estimate rehab cost \$125-\$150. per square foot due to severity of neglect.

**Estimated Cost to Demo:** \$11,500. - \$13,500.

**MCDA:** Recommends Demolition

**After Rehab Market Value:** \$300,000.

Rehab funds  are...are not available  Is...Is Not in CDBG designated area

**Comment:** Clearly fully depreciated and should be demolished to recapture the land for new development.

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