

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: Restoration agreement, 1430 Irving Ave N

Recommendation: Levy fines for uncompleted work, as per RA

Previous Directives: Demolition, stayed by restoration agreement

Prepared by: Linda Higgins

Approved by:

Presenters in Committee: Tom Deegan and Wayne Murphy

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 102 year old, 2 story, 2223 square foot, stucco duplex with a partial basement and no garage, situated on a 41.3 X 140 foot lot.

The property was condemned on September 18, 2001 for lack of maintenance and then again on January 15, 2003 for being a boarded building.

The owner purchased the property at a bank foreclosure auction on April 18, 2003 for \$84,500. He bought it as a condemned building.

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

A code compliance inspection was performed in February 2003 and at that time the \$2000.00 deposit was paid but only minimal work was done and the deposit was forfeited on November 22, 2004.

The code compliance orders require a Structural engineer's evaluation of the building.

Since 2003 there have been 17 code violation orders written for such things as tall grass, trash, property open to trespass and for repairs to the structure.

Assessments since 2003 equal \$842.99 with an additional \$1370.00 pending for this year.

Estimated market value is: \$140,000.00

Cost to rehab based on a square footage estimate: \$177,800.00 to \$211,000.00

Estimated cost to demolish: \$21,000.00 to \$24,400.00 plus asbestos removal

UPDATE

1430 Irving Ave N was before the PS&RS Committee on July 26, 2006.

Action Taken: Postponed; property owner to provide a performance bond within 2 weeks; and work to be completed within 60 days.

The work under the restoration agreement was to be completed by October 9. A letter of noncompliance was sent October 31. The owner was granted an extension to December 3.

The owner has completed all the work but has not gotten final approval for work done on the plumbing or building permits. The Problem Properties Unit asks for the council to levy fines for noncompliance at \$300 per day until the permits are signed off and the house is ready for a certificate of occupancy.