



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

Date: July 22, 2009

To: Council Member Don Samuels, Chair – Public Safety & Regulatory Services Committee

Subject: 2215 Chicago Avenue South

Recommendation: Adopt findings of the Nuisance Condition Process Review Panel to uphold the Director’s Order and demolish the property located at 2215 Chicago Avenue South

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

Reviews

- Permanent Review Committee (PRC): Approval ___ Date _____
- Civil Rights Approval Approval ___ Date _____
- Policy Review Group (PRG): Approval ___ Date _____

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 June 11, 2009. At the hearing, Mr. Barry Tanner, the Real Estate Agent representing U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, requested an opportunity to sell the property to a new owner who would rehab the property. The appellant did not provide staff or the Panel with a rehab plan, estimate of work, timeframe or financing plan. The potential buyer of the property was not present.

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 structure was sent on March 20, 2009 and an appeal was filed by Barry Tanner on March 30, 2009 stating that "Code compliance was recently ordered and completed. Property is under contract with who is ready and willing to rehabilitate property ASAP."

2215 Chicago Ave S is a single family dwelling in the Ventura Village neighborhood. The 1.2 story structure was built in 1900. The building is 971 square feet and sits on a 4,419 square foot lot.

Property has been determined to be substandard. A recent code compliance inspection resulted in orders including, but not limited to: replace roof, including decking, flashing, and ventilation, replace chimney, repair/replace missing siding/stucco, repair cracks, tuckpointing, buckling, settlement to foundation, replace rotten beams, repair/replace stairs, install missing water service and piping to code, replace water heater.

In 2008, the Minneapolis Police Department found the dwelling open to trespass on two occasions and ordered it boarded. In the same year, Inspections Division staff found the dwelling open on two additional occasions and the garage open once. All three resulted in boarding by city-hired contractors.

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

In 2008 the City of Minneapolis levied \$2,803.08 in special assessments against the property.

The estimated cost to rehabilitate the building is \$71,830.60 to \$103,861.60, based on the MEANS square footage estimate.

The 2009 assessed value of the property is \$71,100. The 2008 assessed value of the property was \$123,500.

The estimated cost to demolish the structure is between \$9,000 and \$11,000.

The Ventura Village Neighborhood Association and the owners of properties within 350 feet of 2215 Chicago Ave S were mailed requests for a community impact statement. The department received 3 neighbor responses all of which stated the property has a negative impact and should be demolished. Respondents cited lack of maintenance.



City of Lakes

2215 Chicago Avenue South
Nuisance Condition Process Review Panel Hearing
Thursday, June 11, 2009

Appeal received from Barry Tanner	March 30, 2009
Director's Order to Demolish Sent	March 20, 2009
Building condemned for being boarded	July 28, 2008
Added to Vacant Building Registry	September 2, 2008

Owner

Barry Tanner filed an appeal stating that "Code compliance was recently ordered and completed. Property is under contract with who is ready and willing to rehabilitate property ASAP."

Structure description

2215 Chicago Ave S is a single family dwelling in the Ventura Village neighborhood. The 1.2 story structure was built in 1900. The building is 971 square feet and sits on a 4,419 square foot lot.

General condition

Property has been determined to be substandard. A recent code compliance inspection resulted in orders including, but not limited to: replace roof, including decking, flashing, and ventilation, replace chimney, repair/replace missing siding/stucco, repair cracks, tuckpointing, buckling, settlement to foundation, replace rotten beams, repair/replace stairs, install missing water service and piping to code, replace water heater.

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Market analysis

Cost to Rehab: The estimated cost to rehabilitate the building is \$71,830.60 to \$103,861.60, based on the MEANS square footage estimate.

Assessed Value: The 2009 assessed value of the property is \$71,100. The 2008 assessed value of the property was \$123,500.

Cost to Demolish: The estimated cost to demolish the structure is between \$9,000 and \$11,000.

Community impact

The Ventura Village Neighborhood Association and the owners of properties within 350 feet of 2215 Chicago Ave S were mailed requests for a community impact statement. The department received 3 neighbor responses all of which stated the property has a negative impact and should be demolished. Respondents cited lack of maintenance.

Notification summary

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

1. Reiter and Schiller, PA, Academy Professional Building, 25 N Dale St, St. Paul, MN 55102
2. US Bank NA as Trustee for the Structured Asset Investment Loan Trust 2006-3, c/o Wells Fargo Bank, NA, Attn: Foreclosure Dept, MAC X7801-02R, 3476 Stateview Blvd, Fort Mill, SC 29715
3. Barry Tanner, Edina Realty, 6800 France Ave S, #230, Edina, MN 55435

Recommendation

Demolition.