

Chapter 249
Findings of Fact, Conclusions and Recommendation

Regarding: 2903 Fremont Ave. N

Whereas, the above-referenced property has been identified by the Department of Inspections as constituting a nuisance in violation of Chapter 249 of the Minneapolis Code of Ordinances; and whereas, a public hearing was held before the Public Safety and Regulatory Services Committee of the City Council on
Date: August 23rd, 2006 Time: 2:00 P.M. In accordance with said ordinance.

NOW, THEREFORE, the City Council of the City of Minneapolis makes the following:

FINDINGS OF FACT

- A. Neighborhood vacancy rate is 8.1% for Single-Family and 7.7% for Multi-Family.
(Per Cecilia Bolognesi, Zoning/Planning)
- B. Historic Significance: No report at this time, preservation staff still conducting analysis.
(Per Brian Schaffer, Zoning/Planning)
- C. Neighborhood Impact: 93 neighborhood impact statements were sent, and fourteen neighbors responded. Thirteen respondents stated that this building has a Negative impact on the neighborhood and its ability to attract future residents. One said it had no impact. Eleven respondents felt that the property does not fit the needs of the neighborhood, and three stated that it could fit the neighborhood housing needs, if rehabilitated. Seven respondents recommended demolition, three recommended rehabilitation, and four would be satisfied with either action, as long as some action was taken on the property. A statement was also received from a May, 2006 meeting of the St. Olaf Block Club, requesting the tear-down of the property. This document was signed by 11 neighborhood residents.
- Neighborhood Association: was notified and responded.**
Comments: Property has a negative impact on the community, does not meet the needs of the neighborhood, and should be demolished. The neighborhood association is not interested in pursuing redevelopment/reuse of the property through privately-funded development.
- D. There is evidence is not evidence that the property can be put to use by either the neighborhood or existing owners.
- E. Comprehensive Land Use: Community Corridor. Special/Combined Uses: NO
(Per Jason Wittenberg, Zoning/Planning)
- F. The building was condemned for being a boarded building on: **January 8, 2002.**
Refer to File "History of Address" regarding Structural, Housing or Environmental violations.
- G. Owner **did not** provide statement of cost to rehabilitate building as required by Code of Ordinances 249.40.
Owner **has not** provided a Notarized Owner Authorization to Demolish
- a. Building has Assessor's rating of **7-Poor**. Zoned **R4**. Special council permits, conditional uses, or variances do not exist at this address.

(Per Jessica Thesing, Zoning)

(con't)

Findings of Fact

- I. **Rehab funds are available. Is in CDBG area.**
- J. The estimated cost to rehab the property is: **\$106,600 – 121,200**
- K. Estimated Cost of Demolition is: **\$9,200 – 11,150**
The estimated after rehab market value is: **\$ 140,000**

Inspections Division recommends Demolition

CPED Recommends Demolition

CONCLUSIONS AND RECOMMENDATIONS

The subject property constitutes a nuisance. Your Committee recommends _____ and all or any accessory buildings at the above address.

Dated: _____