Minneapolis
City of Lakes

Operations & Regulatory Services
John A. Bergquist
Assistant City Coordinator

Inspections Division
Merwyn Larson, P.E., Director

Construction Inspection Services
Connie Fournier, Deputy Director

Development Review Services
Bradley J. Thorson, Deputy Director

Housing Inspection Services
JoAnn Velde, Deputy Director

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5800
Fax 612 673-5819
TTY 612 673-3300

February 25, 2002

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

RE: 2525 JAMES AVENUE NORTH

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 razing the building as provided in Chapter 249.

Address:	2525 James Avenue North	Ward	3
Legal Description:	Lot 4 Block 1, Menard's First Addition to Minneapolis		
Building Type:	**Single Family**	Dwelling Unit Number:	1
Number of stories:	**1.7**	Square Footage	
Council Member of the Ward Been Notified?		☒ Yes ☐ No	
Council Member of the Ward Approves Removal?		☒ Yes ☐ No	

RECOMMENDATION:
The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

JoAnn Velde 2/25/02
JoAnn Velde, Deputy Director, Housing Inspections

Craig Eliason
Craig Eliason, District Supervisor, Housing Inspections

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

BOARDED BUILDINGS
PS & RS SUMMARY SHEET

PS & RS Committee Date: **March 27, 2002 (1:30 p.m.)**

Subject Property Address: 2525 James Avenue North **Ward: 3**
Owner(s) of Record: **Craig S. Mattice, Jr.**

Neighborhood Assn: **Jordan Area Community Council**
Polly Jo Peterson, Chair (522-7178) Char Perry, Staff (521-8436)
NRP Contact: Stacy Sorenson (612-673-5146
1922 – 25th Avenue North
Minneapolis MN 55411

General Property Information: Lot Size: 49 x 131 x 46 x 123 Number of Units: **2**

Building Age: 117 Yrs **Year Built: 1885** **Zoning: R1A** **# of Stories: 1.7**

Comprehensive Land Use: Low Density Residential – No special/combined uses exist (per Neil Anderson, Zoning/Planning)

Historic Significance: **No adverse effect on historic resources if removed. No significant architectural details. (per Greg Mathis, Zoning/Planning)**

Housing Needs/Vacancy Rate: 2% Single Family 6½% Multi Family (per Daryl Stokesbary, Zoning/Planning)

Conditional uses or variances: None (per Van Vorhis, Zoning/Planning)

Neighborhood Assn: Received Written Request: Yes (No)
Received Response to Impact Statement: (Yes) No

Neigh. Impact Response: No Response Rehab: none **Demo:** none **Don't Know:** none

MCDA: Recommends Demolition After rehab Market Value: $100,000.
Comment: the estimated code repair costs exceed the after rehab value – if acquired, the costs of acquisition holding, financing, closing and entrepreneural return are greater than the after rehab value. Rehab funds **are** **are not** available. **Is** **Is Not** in CDBG designated area

Inspections Division: Recommends Demolition Estimated Cost to Demo: $9,500
Comment: Severe fire damage. All surfaces throughout building need treatment. $70--$90 per sq. ft. estimate. Vacant over one year, probably lost rights to 2 unit dwelling.
Estimated Cost To Rehab: $102,000--$131,200 (as a single family)

History of Neglect: Refer to data in file "History By Address"

Initial Board Date: **2/9/2000** Number of Notices: **3** Boardings: **6**

Owner gave auth to demo: YES (NO) Submitted written rehab statement: YES (NO)

NOTICE OF PUBLIC HEARING

PURSUANT TO CHAPTER 249 MINNEAPOLIS CODE OF ORDINANCES, THE DIRECTOR OF INSPECTIONS HAS DETERMINED THE DWELLING ON THE PREMISES COMMONLY KNOWN AS 2525 James Avenue North AND LEGALLY DESCRIBED AS Lot 2, Block 3, Forest Heights Addition CONSTITUTES A NUISANCE CONDITION WITHIN THE MEANING OF THE ORDINANCE.

THE DIRECTOR OF INSPECTIONS RECOMMENDS THAT THE STRUCTURE BE RAZED/REHABILITATED. IF IT IS RAZED THE COSTS WILL BE ASSESSED TO THE PROPERTY.

THE PUBLIC SAFETY AND REGULATORY SERVICES COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL WILL HOLD A PUBLIC HEARING IN ROOM ~~132,~~ 317 CITY HALL ON March 27, 2002 AT 1:30 P.M. TO ACT ON THIS RECOMMENDATION.

THIS NOTICE IS THE PROPERTY OF THE CITY OF MINNEAPOLIS

WARNING

DO NOT REMOVE UNDER PENALTY OF LAW

DATED March 6, 2002

Division of Inspections, 250 S. 4th St. Minneapolis, MN 55415 673-5828

RFS. 00-0066577

2525 James Ave N
60-day sent 2-11-00
due 4-11-00

90 days imprisonment

polis
pections

No Permits — put on 249 4/21/00

Placard of

CONDEMNATION

In accordance with Chapter 244, Section 244.1460 of the Housing Maintenance Code of the City of Minneapolis, the premises, building and structure hereon located at 2525 James Av No. are hereby condemned, because of Boarded Building.

In accordance with Section 244.1450 of the Housing Maintenance Code of the City of Minneapolis, this building and premises must be vacated by DO NOT OCCUPY.
CODE COMPLIANCE REQUIRED

Date Placard Posted: 4/19/00

Housing Inspector's Phone #: 673-5828

ID-3403 Rev. 5/90

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February 25,, 2002

Joe Biernat
Council Member, Ward 3
307 City Hall
350 South Fifth Street
Minneapolis, Minnesota 55415

RE: 2525 James Avenue North

Dear Council Member Biernat:

This letter is to notify you that the building located at **2525 James Avenue North,** in your ward is due for a **Public Safety and Regulatory Services Committee** meeting on **Wednesday, March 27, 2002 at 1:30 p.m. in Room 317 of City Hall**

We hereby request your confirmation that this building is a public nuisance so we can proceed to request the Public Safety and Regulatory Services Committee to concur in our recommendation to eliminate the nuisance by razing said structure.

Thank you.

YES ✓ NO_____

Joe Biernat 3/11/02
Signature Date

Sincerely,

Craig Eliason

Craig Eliason
District Supervisor, Housing Inspections Services
673-5851

CE/ch

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MAR 1 2 '02

Minneapolis
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Room 307, City Hall
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Number of stories:	1.7	Square Footage	
Council Member of the Ward Been Notified?		☒ Yes ☐ No	
Council Member of the Ward Approves Removal?		☒ Yes ☐ No	

RECOMMENDATION:
The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

JoAnn Velde 2/25/02
JoAnn Velde, Deputy Director, Housing Inspections

Craig Eliason
Craig Eliason, District Supervisor, Housing Inspections

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

Jordan

Boarded Buildings
Zoning/Planning Departments Report – 673-2597
Chapter 249 Findings

INSP. USE ONLY
Sent: OCT 26 , 2001
Completed:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

2525 JAMES AVENUE NORTH

RECEIVED NOV 2 2001

RETURN TO BOARDED BUILDINGS, 300 PUBLIC SERVICE CENTER
no later than: NOVEMBER 16, 2001

PS & RS hearing scheduled for: NOVEMBER 28, 2001

Zoning

1. The subject property is zoned: R1A
2. Do ~~special council permits~~, conditional uses, or variances exist at this address? ☐ Yes ☑ No
3. Comments:

Van Vorhis — Signature (Van Vorhis) — Oct. 29, 2001 — Date

COMPREHENSIVE LAND USE

1. The subject property's comprehensive land use plan classification is: low density residential
2. Special/combined uses exist at this address? ☐ Yes ☒ No
3. Comments:

Neil Anderson — Signature (Neil Anderson) — 10/29/01 — Date

HISTORIC SIGNIFICANCE

1. The subject property is: ☐ Nationally registered ☐ Locally designated as historic ☐ A potential historic resource ☒ No adverse effect if removed
2. Comments:

Signature (Greg Mathis) — 11/1/2001 — Date

HOUSING NEEDS

1. Neighborhood vacancy rate is: 2 % Single-Family 6± % Multi-Family
2. Planning Department Perspective:

Fred Neet — Signature (Fred Neet) — 10-31-01 — Date

Minneapolis Inspections Division Chapter 249 Form, Revised 10-1-98

BOARDED BUILDINGS
OFFICIAL PUBLICATION

(Published Finance & Commerce)

Dated: 02/20/02

Notice is hereby given to:

CRAIG S. MATTICE, JR. 2525 JAMES AVE NORTH – MINNEAPOLIS MN 55411
CRAIG S. MATTICE, JR & WIFE JOY MATTICE – 5304 YORKTOWN LANE N – PLYMOUTH MN 55442
BANKERS TRUST CO. OF CALIFORNIA N.A. – 3 PARK PLAZA – 16TH FLOOR – IRVINE CA 92714
HOMECOMINGS FINANCIAL NETWORK – ONE MERIDIAN CROSSING (SUITE 100) MINNEAPOLIS MN 55
CAPSTEAD MORTGAGE CORP – 8475 STEMMONS FREEWAY (6TH FLR) – DALLAS TX 75247

The Inspections Division of Regulatory Services of the City of Minneapolis ("Inspections") conducted an inspection of the proprty generally known and described as **2525 JAMES AVE NORTH**

Legal Description: Lot 2, Block 3, Forest Heights Addition to Minneapolis, according to the recorded plat thereof, and situated in Hennepin County, Minnesota

Property Identification Number: 16-029-24-21-0035 in the City of Minneapolis, County of Hennepin, State of Minnesota, which you own, have under your control, or in which you have an interest.

This announcement is to notify you that the above described building constitutes a nuisance condition under Chapter 249 of the Minneapolis Code of Ordinances. Accordingly, we are requesting the Public Safety and Regulatory Services Committee of the Minneapolis City Council to concur with our recommendation to raze this structure and to assess all costs to real estate as a special assessment. This meeting will be held in **Room 317, City Hall** on **Wednesday, March 27, 2001 at 1:30 P.M.** You have the right to appear individually or through a representative, or to submit a written statement to Inspections. You have the right to examine and cross-examine witnesses appearing at the hearing and offer such evidence as may bear on the decision to demolish or rehabilitate the building. You have the opportunity to review the Inspections file prior to the hearing, by arranging for review at the Inspections office. The hearing will be electronically recorded.

If you wish to contest the Inspections' recommendation, you must provide to Inspections a statement itemizing the cost to rehabilitate the building in order to demonstrate the feasibility of rehabilitation. This statement must be **RECEIVED** by Inspections at least 48 hours prior to the hearing. For example: For a hearing on Wednesday at 1:30 p.m., your statement must be delivered to Inspections by 1:30 p.m. on Monday to receive consideration.

Further information on the above matter may be obtained from **Jim Edin at (612) 673-5828.**

Word/publish

2525 James Ave N

Authorizations to Board

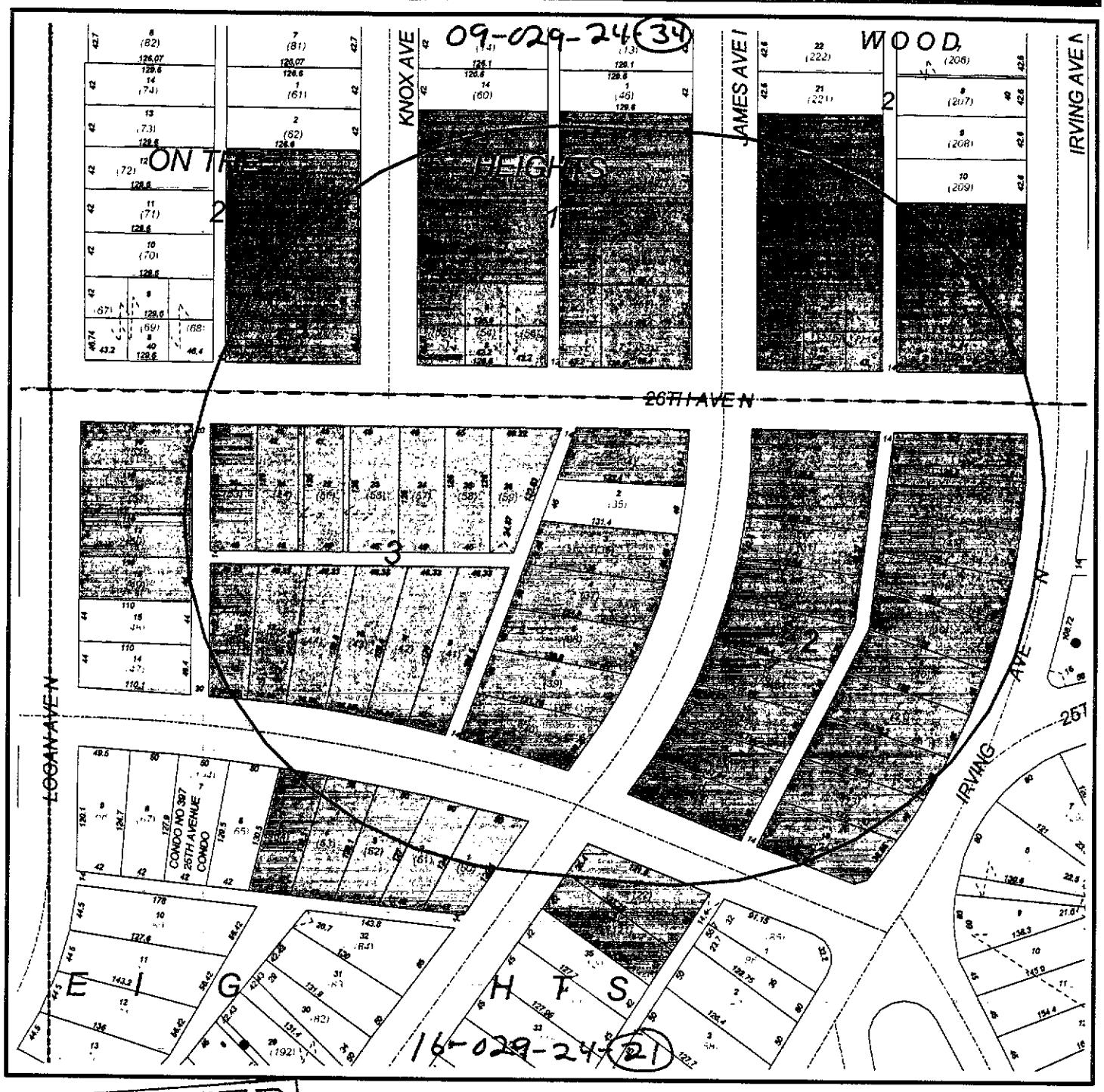
7/25/2000 -- Dwelling(Storm cellar entry to dwelling)
8/1/2000 -- Dwelling (7 openings)
9/18/2000 -- Dwelling (5 openings)
11/2/2000 -- Contractor told it was being demo'd (did not board openings)
11/22/2000 --(16 openings)
8/28/2001 -- (4 openings)

4/15/2001 -- Fire Dept found dwelling open to trespass

2525 James N

Total 78

[redacted]



RECEIVED

NOV 1 20[illegible]

Parcel Information

Parcel ID 160292421003[illegible]

[redacted]

BOARDED BUILDINGS
NEIGHBORHOOD ASSOCATION IMPACT STATEMENT

INSP. USE ONLY
SENT: 3-6-2002
RETURNED: 3/14/02

TO: JORDAN AREA COMMUNITY COUNCIL
Attention: ~~William Ullom,~~ Chairperson ~~(521-8520)~~ Polly Jo Peterson 612-522-7178
Staff: Char Perry, 521-8436
1922 – 25th Avenue North Minneapolis MN 55411

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the **neighboring property located at 2525 JAMES AVENUE NORTH**

The hearing will be at **1:30 p.m.** on **WEDNESDAY, MARCH 27, 2002** in **Room 317 City Hall**, 350 South 5th Street, Minneapolis MN

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and return the form ~~no later than~~ **Wednesday, MARCH 20, 2002** to:

Public Service Center
Department of Inspections
ATTN: Boarded/Hazardous Buildings
250 South 4th Street, Room 300
Minneapolis MN 55415

RECEIVED
MAR 14 2002

A. The subject property has had a ☐ **Positive** ☒ **Negative** ☐ **No Impact**

B. The subject property should be: ☐ **Rehabilitated** ☒ **Demolished**
Comment:

C. Does this property fit the housing needs of the neighborhood? ☐ **Yes** ☒ **No**
Comment:

D. The neighborhood association ☐ ***is*** ☒ ***is not*** **interested in pursuing redevelopment/reuse of the property through privately-funded development.**
Comment:
Development Proposal Description:

Polly Jo Peterson
Signature

3/11/02
Date

Minneapolis Inspections Division
Chapter 249 Form, Revised 3/3/97