



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

Date: February 18, 2010

To: Council Member Elizabeth Glidden, Chair – Regulatory, Energy and Environment Committee

Referral to:

Subject: Order to demolish property located at 3121 Columbus Ave

Recommendation: Rescind the Council Action to demolish the structure; authorize staff to enter into restoration agreement to rehabilitate the property

Previous Directives: Authorize demolition of structure; bid for demolition rejected and referred to PSRS

Department Information

Prepared by: Ahna Minge

Approved by:

Rocco Forté, Assistant City Coordinator for Emergency Preparedness & Regulatory Services

Henry Reimer, Director of Inspections

Grant Wilson, Manager Problem Properties Unit

Presenters in Committee: Grant Wilson

Financial Impact

- Action is within the Business Plan

Community Impact

- Neighborhood Notification of NCPRP
- Consistent with City Goals

Supporting Information

Staff has been in contact with Urban Homeworks regarding the rehabilitation of this property. Urban Homeworks has provided a plan to spend approximately \$160,000 on the construction costs of rehabilitating the structure. This plan exceeds the MEANS estimate conducted by staff.

Background

An order to demolish the structure was sent on March 18, 2009. Barry Tanner filed an appeal on behalf of Wells Fargo Bank stating that "Code compliance was ordered and completed. Property is under contract with buyer who is ready and willing to rehabilitate property."

3121 Columbus Ave S is a single family home in the Central neighborhood. The 1.5 story structure was built in 1901. The building is 1,544 square feet and sits on a 4,941 square foot lot.

The property has been vacant and condemned since May of 2006 and has been determined to be substandard due to damaged roof, chimney and masonry, buckling and crumbling foundation, deteriorating roof overhang, damaged and deteriorating framing and ceilings, damaged floor joists, and basement in disrepair. There are 33 open housing orders, including orders to repair driveway surfaces, repair interior walls, floors, counters, repair/replace all windows, storms, screens, framing, and repair/replace bathroom floor. The City Assessor's office rates the overall building condition as "fair."

In 2008 the City of Minneapolis levied \$307.25 in special assessments against the property.

The estimated cost to rehabilitate the building is \$116,672.00 to \$150,368.00, based on the MEANS square footage estimate.

The 2009 assessed value of the property is \$87,000. The 2008 assessed value was \$79,900.

The estimated cost to demolish the structure is between \$15,000 and \$18,000.

The Central Area Neighborhood Development Organization and the owners of properties within 350 feet of 3121 Columbus Ave S were mailed requests for a community impact statement. The department received 1 response, which stated the property has had a negative effect and "cannot stay as is."

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 Wells Fargo, 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.

This matter came before the Public Safety and Regulatory Services committee of the City Council on July 22, 2009 and was approved by the full Council on July 31, 2009.