

Amending Title 12, Chapter 249, of the Minneapolis Code of Ordinances relating to Housing: Vacant Dwelling or Building, Nuisance Condition, allowing the City the option of rehabilitating a nuisance property, provided the estimated cost may not exceed 50% of the estimated after-rehabilitation market value; and allowing the imposition of a performance bond as a condition to rehabilitate a nuisance property.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Chapter 12 of the Minneapolis Code of Ordinances be amended by adding thereto a new Section 249.50 to read as follows:

249.50. Alternatives to demolition. (a) The committee and the city council may consider as an alternate to demolition:

(1) Ordering the owner of any nuisance condition to rehabilitate the building and specifying the time within which such rehabilitation shall occur.

If rehabilitation is the alternative required by the city council, the owner shall present a plan for rehabilitation to the director of inspections that shall contain a commitment of funds to accomplish the plan.

If the plan required herein is not received by the director of inspections within the time ordered by the council, the city shall proceed to demolish the building.

(2) If the owner is, for any reason, unwilling or unable to immediately without funds ~~to~~ rehabilitate the building, the city may elect to rehabilitate and assess the cost thereof provided that the estimated cost may not exceed fifty (50) percent of the estimated after-rehabilitation market value of the property ~~the cost to demolish the building~~. Such costs shall be assessed against the property, in the manner provided for in section 249.60.

(3) Notwithstanding the limitations of section 249.50(a)(2), and in order to make funds available for rehabilitation, the city may, to the extent neighborhood action plans of the neighborhood revitalization program allow, create a revolving fund for housing purposes to be used in the neighborhood for which the funds have been earmarked. The city may receive applications and consider, where appropriate, loans to owners for housing rehabilitation purposes.

(b) After the hearing, the committee shall recommend demolition or rehabilitation of the building. Division of inspections staff shall prepare findings and an order based upon the evidence and record of the hearing. The committee shall make the findings and such order as it deems appropriate based upon the evidence and record of the hearing. The committee may also impose any and all conditions it deems appropriate. These conditions may include the posting of a performance bond in an amount not to exceed the estimated cost of rehabilitation. The committee may postpone its decision and order the owner to update the committee at a future date on the progress of rehabilitation. After council approval the order shall be mailed to the last known address of the owner to whom the building is registered with the division of inspections or, if not registered, to persons shown to have an interest in the property as ascertained by the files and records of the registrar of deeds or registrar of titles in and for Hennepin County.

(c) The owner of the subject property shall comply with the city council's decision and order. If the owner fails to abide by the order, the director of inspections shall immediately notify the committee that may order immediate demolition or otherwise amend its order. (76-Or-102, § 1, 7-9-76; 77-Or-226, § 3, 11-10-77; 78-Or-233, § 5, 11-9-78; 9