



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

**Date:** September 23, 2009

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

**Subject:** Nuisance Condition Process Review Panel Recommendation regarding appeal of Director's Order to Raze and Remove structure located at 1403 26<sup>th</sup> Street East.

**Recommendation:** Adopt findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and demolish the property located at 1403 26<sup>th</sup> Street East.

**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

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Henry Reimer, Director of Inspections

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Thomas Deegan, Manager Problem Properties Unit

Presenters in Committee: Thomas Deegan and Lee Wolf

### 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 July 9, 2009 and was continued. It returned to the Panel on August 6, 2009.

Richard Blade, the owner, was represented by Daniel Johnson of Daniel B. Johnson & Associates. He stated that the property had been wrongfully condemned and was not a boarded building. He said that he did not wish to rehabilitate the property.

A neighborhood resident appeared at before the panel and stated that Richard Blade has been a good neighbor.

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 April 3, 2009. Richard Blade filed an appeal stating that the building "was never a boarded house. I was doing orders all summer on 1403 and was given back my bail money and found out in 09 they plan to demo it. Plan to sell as is."

1403 26<sup>th</sup> Street East is a single family home in the Midtown Phillips neighborhood. The 1.7 story structure was built in 1900. The building is 982 square feet and sits on a 2,544 square foot lot.

The property has been determined to be substandard. Repairs needed include repairing or replacing the roof, repairing or replacing the chimney, repairing all interior wiring and plumbing, repairing or replacing windows and repairing or replacing mechanical components. There are 15 open housing orders, including but not limited to orders to repair exterior walls, exterior doors, roof over-hang, paint exterior, repair/replace drive, and paint shed.

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

In 2008 the City of Minneapolis levied \$12,100 in special assessments against the property. There are currently pending assessments totaling \$6,945.

The estimated cost to rehabilitate the building is between \$79,702 and \$106,642 based on the MEANS square footage estimate.

The 2009 assessed value of the property is \$85,900. The 2008 assessed value was \$80,000.

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

The Midtown Phillips Neighborhood Association and the owners of properties within 350 feet of 1403 26<sup>th</sup> Street East were mailed requests for a community impact statement. The department received 3 in return. Two stated the property should be demolished, citing neglect and the negative impact on neighboring property values. The neighborhood association also responded, stating that the property has a negative impact on the neighborhood. They cited neglect of the property that has attracted drug and prostitution activity in the building's vicinity. They stated that the property does not fit Midtown Phillips' housing needs, and that they support the demolition.



**Minneapolis**  
*City of Lakes*

## **1403 26<sup>th</sup> Street East**

**Nuisance Condition Process Review Panel Hearing**  
**Thursday, June 11, 2009**

Appeal received from Richard C. Blade	April 21, 2009
Director's Order to Demolish Sent	April 3, 2009
Building condemned for being boarded	May 21, 2008
Added to Vacant Building Registry	April 29, 2008

### **Owner**

Richard Blade filed an appeal stating that the building "was never a boarded house. I was doing orders all summer on 1403 and was given back my bail money and found out in 09 they plan to demo it. Plan to sell as is."

### **Structure description**

1403 26<sup>th</sup> St E is a single family home in the Midtown Phillips neighborhood. The 1.7 story structure was built in 1900. The building is 982 square feet and sits on a 2,544 square foot lot.

### **General condition**

The property has been determined to be substandard. Repairs needed include repairing or replacing the roof, repairing or replacing the chimney, repairing all interior wiring and plumbing, repairing or replacing windows and repairing or replacing mechanical components. There are 15 open housing orders, including but not limited to orders to repair exterior walls, exterior doors, roof over-hang, paint exterior, repair/replace drive, and paint shed.

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

In 2008 the City of Minneapolis levied \$12,100 in special assessments against the property. There are currently pending assessments totaling \$6,945.

### **Market analysis**

**Vacancy Rate:** In 2000 the vacant housing rate in the Phillips neighborhood was around 6%. Of the approximately 838 houses on the city's Vacant Building Registration, 22 are in the Midtown Phillips neighborhood.

**Cost to Rehab:** The estimated cost to rehabilitate the building is \$79,702 to \$106,642 based on the MEANS square footage estimate.

**Assessed Value:** The 2009 assessed value of the property is \$85,900. The 2008 assessed value was \$80,000.

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

## **Community impact**

The Midtown Phillips Neighborhood Association and the owners of properties within 350 feet of 1403 26<sup>th</sup> St E were mailed requests for a community impact statement. The department received 3 in return. Two stated the property should be demolished, citing neglect and the negative impact on neighboring property values. The neighborhood association also responded, stating that the property has a negative impact on the neighborhood. They cited neglect of the property that has attracted drug and prostitution activity in the building's vicinity. They stated that the property does not fit Midtown Phillips' housing needs, and that they support the demolition.

## **Notification summary**

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

1. Sue Mann, Box 14785, Minneapolis, MN 55414
2. First Guaranty Corporation, 5702 West Broadway, Minneapolis, MN 55428
3. Vernon Maetzold, 2020 – 30<sup>th</sup> Avenue South, Minneapolis, MN 55406
4. Vernon Maetzold, 3654 Lyndale Avenue South, Minneapolis, MN 55409
5. Richard Blade, 1405 – 26<sup>th</sup> Street East, Minneapolis, MN 55404

## **Recommendation**

Demolition.