



## **PS & RS Presentation, Problem Properties Unit**

**249 Ordinance**

**Date: 26 July 2006**

**Address: 1516 West Broadway**

**Owner: Glenn Ford Sr.**

### **Background:**

The property is a 1434 square foot, 66 year old, 1story concrete structure situated on a 22 X 92 foot lot that is zoned C1 and was being used as a restaurant.

The property lost its business license in April 2002

The property was condemned on January 10 2005 for being a boarded building.

The current owner applied for code compliance on April 21 2005 but currently there has been no permits issued. The code compliance orders are requiring that there be an engineers and architect plans submitted.

### **Status:**

Hennepin County shows that the taxes for the first half of 2006 are not paid for a total of \$971.08 due at this time.

Since 2001 there has been 22 violation orders written for trash removal, securing the property, graffiti removal and repairs to the property.

Since 2003 there has been \$1739.07 assessed to the property with an additional \$540.00 pending so far this year.

Estimated market value is: \$30,000.00

Estimated cost to rehab the property back to it previous status as a restaurant based on a square footage estimate: \$ 157,700.00 to \$172,000.00

Estimated cost to demolish: \$13,600.00 to \$15,700.00 plus asbestos removal

### **Recommendation:**

The Inspection Department and CPED both recommend the property to be Demolished