



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

Date: November 29, 2010

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

Subject: Nuisance Condition Process Review Panel Recommendation regarding appeal of Director's Order to Raze and Remove structure located at 912 35th St E .

Recommendation: To consider the Director's Order to demolish the property located at 912 35th St E which was sent forward without recommendation from the Nuisance Condition Process Review Panel.

Previous Directives: None

Department Information

Prepared by: Ahna Minge – (612) 673-3508

Approved by:

Rocco Forté, Director of Regulatory Services & Emergency Preparedness

Henry Reimer, Assistant Director of Regulatory Services

Thomas Deegan, Manager, Problem Properties Unit

Presenters in Committee: Tom Deegan

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 October 21, 2010.

912 35th Street East was sent an order to demolish on March 12, 2010. The property was owned by Parboonath Ragoonanan, who filed an appeal stating that he did not resolve his housing violations due to being illiterate and unemployed, but that he had family and friends and a financial interest and wished to bring the property to code.

Since that time, Mr. Ragoonanan has passed away. He is still listed as the property owner. The property has not yet gone through probate, but staff has been in conversations with Dilip Ragoonanan, the deceased's brother who also wishes to rehab the property.

Dilip Ragoonanan and his attorney Suzanne Sandahl were present at the hearing. Ms. Sandahl stated that the property is the subject of probate action and that Dilip is applying to be the personal representative with plans to rehabilitate the property and live at the property. Ms. Sandahl stated that Dilip Ragoonanan had approximately \$30,000.00 to proceed with the rehabilitation of the property. Ms. Sandahl stated that they were waiting for letters to return from two of Mr. Ragoonanan's twelve siblings which would allow Dilip to be appointed the personal representative for the property. Once the letters were all received Ms. Sandahl estimated that it would be thirty days at the most for the appointment process to be finalized.

The Nuisance Condition Process Appeal Panel voted to send this matter forward without recommendation.

Background

912 35th St E is a single family dwelling in the Powderhorn Park neighborhood. The one story structure was built in 1909. The building is 792 square feet and sits on a 2,250 square foot lot.

Property has been determined to be substandard. The property was condemned due to an open gas line and a rusted water heater vent.

A recent Code Compliance Inspection resulted in numerous orders including, repair or replace roof, repair or replace exterior wall, remove existing heating plant by licensed asbestos contractor, install new heating plant, install new venting systems, install missing water piping to code, and remove basement bathroom or bring to code with permits.

The estimated cost to rehabilitate the building is \$45,214 to \$55,694, based on the MEANS square footage estimate.

CPED contracted appraiser has determined the after-rehab market value to be \$70,000.

The 2010 assessed value of the property is \$53,500. The 2009 assessed value was \$56,500.

Preservation and Design staff has reviewed the property. They determined that the property does not constitute a historic resource. A wrecking permit has been signed and returned to Minneapolis Development Review.

The Powderhorn Park Neighborhood Association and the owners of properties within 350 feet of 912 35th St E were mailed requests for a community impact statement. The department received 12 responses; 11 state that the property has a negative impact on the community. Nine state that it should be demolished.

Staff recommendation is demolition.



City of Lakes

912 35th Street East
Nuisance Condition Process Review Panel Hearing
Thursday, October 21, 2010

Appeal received from Parboonath Ragoonanan	March 29, 2010
Director's Order to Demolish Sent	March 12, 2010
Building condemned for lack of maintenance and added to VBR	October 19, 2007

Owner

Parboonath Ragoonanan filed an appeal stating that he did not resolve his housing violations due to being illiterate and unemployed, but that he had family and friends and a financial interest and wished to bring the property to code.

Since that time, Mr. Ragoonanan has passed away. He is still listed as the property owner. According to conversations with the deceased's brother, Dilip Ragoonanan, the property has not yet gone through probate. However, he does not anticipate any problems with the transfer of ownership to his name.

Structure description

912 35th St E is a single family dwelling in the Powderhorn Park neighborhood. The one story structure was built in 1909. The building is 792 square feet and sits on a 2,250 square foot lot.

General condition

Property has been determined to be substandard. The property was condemned due to an open gas line and a rusted water heater vent.

A recent Code Compliance Inspection resulted in numerous orders including, repair or replace roof, repair or replace exterior wall, remove existing heating plant by licensed asbestos contractor, install new heating plant, install new venting systems, install missing water piping to code, and remove basement bathroom or bring to code with permits.

Market analysis

Vacancy Rate: In 2000 the vacant housing rate in the Powderhorn Park neighborhood was around 5%. Of the approximately 757 houses on the city's Vacant Building Registration, 16 are in the Powderhorn Park neighborhood, which has approximately 3,500 housing units.

Cost to Rehab: The estimated cost to rehabilitate the building is \$45,214 to \$55,694, based on the MEANS square footage estimate.

After Rehab Market Value: CPED contracted appraiser has determined the after-rehab market value to be \$70,000.

Assessed Value: The 2010 assessed value of the property is \$53,500. The 2009 assessed value was \$56,500.

Cost to Demolish: The estimated cost to demolish the structure is between \$7,500 and \$9,200.

Architectural and historic value/designation

Preservation and Design staff has reviewed the property. They determined that the property does not constitute a historic resource. A wrecking permit has been signed and returned to Minneapolis Development Review.

Community impact

The Powderhorn Park Neighborhood Association and the owners of properties within 350 feet of 912 35th St E were mailed requests for a community impact statement. The department received 12 responses; 11 state that the property has a negative impact on the community. Nine state that it should be demolished.

Notification summary

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

1. Parboonath Ragoonanan, 912-35th St E, Minneapolis, MN 55407
2. Parboonath Ragoonanan, 3204 Clinton Ave, Minneapolis, MN 55408

Recommendation

Demolition.