



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 14 December 2005

Address: 3438 Penn Ave N.

Owner: Andrew & Tara Greene

Background:

Property is a 83 year old, 1.5 story 1613 square foot, single family home sitting on a 39.50 x 126 foot lot.

Property was condemned in December 2003 for being a boarded building.

Property sustained a fire in June 2003 that damaged the first floor.

Estimated cost to rehab was \$69,200.00 to \$94,350.00 at time of first presentation.

This property was originally presented to committee on 5 November 2005 with the recommendation from the Inspection Department as well as CPED that the property be rehabilitated. And the contract for deed owner agreed to abide by terms set forward by the PS&RS committee.

The terms were,

- 1: The proper owner is to schedule a code compliance inspection no later than 12 November 2004**
- 2: The owner is ordered to pay the required \$2,000.00 code compliance deposit and pull all necessary permits no later than 1 December 2004**
- 3: The owner is ordered to complete the rehabilitation of the property and obtain a certificate of code compliance no later than 1 June 2005**
- 4: The owner is to post a performance bond in the amount of \$94,350.00**
- 5: If the owner fails to abide by this order, the Director of Inspections shall immediately notify the Committee, who may order immediate demolition or otherwise amend its order.**

Status:

Hennepin County is still showing Andrew & Tara Greene as the property owners. And the property is showing unpaid taxes in the amount of \$3583.56

In 2005 Inspections has assessed the property \$1629.00 and an additional \$485.00 is pending For the 8 violation notices sent out to clean up the yard and cut the grass also there has been an additional 4 orders sent to secure the property.

A code compliance inspection was done 2 November 2004

A code compliance permit was issued to Bashir Moghul on 3 August 2005

An electrical permit was issued 5 August 2005 to repair 6 circuits damaged in fire.

A plumbing permit was issued 7 December 2005 to replace 100 feet of water piping.

No other permits have been issued at this time. And there has been no final inspection scheduled for the code compliance.