



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

Date: October 29, 2008

To: Public Safety and Regulatory Services Committee, the
Honorable Don Samuels, Chairperson

Referral to: No referral

Subject: Demolition of 3315 6th Street North , as per recommendation
from the Nuisance Condition Process Review Panel (249
Appeals Panel).

Recommendation:

To adopt findings of the Nuisance Condition Process Review
Panel to uphold the Director's Order and demolish the property
located at 3315 6th Street North, Minneapolis, MN.

Previous Directives:

None.

Prepared or Submitted by Tom Deegan, Manager of the Problem Properties Unit,
673-3310.

Approved by: _____

Rocco Forte, Assistant City Coordinator

Henry Reimer, Director of Inspections

Presenters in Committee

Lee Wolf, Attorney

Tom Deegan, Manager Problem Properties Unit

Financial Impact (Check those that apply)

No financial impact (If checked, go directly to Background/Supporting Information).

Action requires an appropriation increase to the ___ Capital Budget or ___ Operating Budget

Action provides increased revenue for appropriation increase

Action requires use of contingency or reserves

Action is within the Business Plan

Action requires a change to the Business Plan

Other financial impact

Request provided to the Finance Department when provided to the Committee Coordinator

Community Impact

Neighborhood- No impact.

City Goals – Maintain the physical infrastructure to ensure a safe, healthy and livable city.

Comprehensive Plan – No impact.

Zoning Code – No impact.

Other

Background and Supporting Information

The property located at 3315 6th Street North. is in extreme disrepair. The building has been vacant and boarded for nine months. The building sustained two fires this past winter causing extensive damage throughout the entire house. This property has been neglected to the point that it has had a negative impact on the community and will continue to have a negative impact if it is not razed as attested to by the community impact statements submitted by neighbors requesting that the building be torn down..

The Nuisance Condition Process Review Panel heard the appeal of the director's order to demolish on September 11, 2008, and September 25, 2008 and recommended that the order to demolish be upheld.

Notification summary

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

1. Randy Hammad, 1438 Danube Road NE, Fridley, MN 55432
2. More Valu Food, Attn: Randy Hammad, 2600 Cedar Avenue S, Minneapolis, MN 55407
3. BNC Mortgage, Inc., PO 19656, Irvine, CA 92623
4. MERS, Inc., PO Box 2026, Flint, MI 48501
5. Peterson, Fram & Bergman, PA, 55 East Fifth Street, Ste. 800, St. Paul, MN 55101
6. Chase Home Finance, LLC, 10790 Rancho Bernardo Road, San Diego, CA 92127

The letter sent to More Valu Food was refused by the new owners. Certified mail return receipts were received from all other recipients.

Recommendation

Staff recommendation: Demolition

Nuisance Condition Process Review Panel recommendation: Demolition

Findings of Fact under separate cover