



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

Date: February 6, 2008

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

Referral to: No referral

Subject: Demolition of 2905 Dupont Ave N, 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 2905 Dupont Ave N, Minneapolis, MN.

Previous Directives:

None.

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

Approved by:

Handwritten signature of Rocco Forte in black ink.

Rocco Forte, Assistant City Coordinator

Handwritten signature of Henry Reimer in black ink.

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 house sustained a fire on September 21, 2006 that gutted the interior.

The house was condemned for being a boarded building on November 27, 2006.

A code compliance inspection was done on the property on January 22, 2007..

A Director's order to demolish was sent to owners on February 1, 2007.

The Nuisance Condition Process Review Panel heard the appeal of the director's order to demolish on March 8, 2007 and recommended that the order to demolish be stayed and that staff work with the owner on a plan to rehabilitate the property. The owner and his contractor, Barry Rohweder of Advanced Restoration, agreed to complete repairs by September 7, 2007.

On December 13, 2007, Mr. Rohweder and owner Ben Igherighe were directed to return to the Nuisance Condition Process Review Panel to explain the delay/compliance failure.

After reviewing the interior of the property at the January 10, 2008 hearing, the Nuisance Condition Process Review Panel now concurs with the staff recommendation of demolition.

Notification summary

The order to raze and remove the building was sent by certified and regular mail to 6 recipients:

1. Roxanne W Igherighe, 2957 Washburn Ave N, Minneapolis, MN 55411-1052- Owner Record – KIVA, Property Taxpayer Record.
2. Ben Igherighe, 2957 Washburn Ave N, Minneapolis, MN 55411.
3. Maribella Mortgage LLC, 3600 Minnesota Dr. Ste# 160, Edina, MN 55435.
4. JPMorgan Chase Bank as Trustee, C/O Residential Funding Corp, 2255 North Ontario, Burbank, CA 91504-3190.
5. Jeanne B Kedrowski, 9340 N Mendel Rd, Stillwater, MN 55082.
6. Shapiro Nordmeyer & Zielke LLP, 7300 Metro Blvd, Ste 390, Edina, MN 55439-2306.

Certified mail return cards were returned by Jeanne B Kedrowski; Roxanne W Igherighe; Shapiro Nordmeyer & Zielke LLP; Ben Igherighe; Maribella Mortgage LLC and JPMorgan Chase Bank.

Recommendation

Staff recommendation: Demolition

Nuisance Condition Process Review Panel recommendation: Demolition

Findings of Fact under separate cover