



## 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 1406 Fremont Ave. 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 1406 Fremont Ave. 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 1406 Fremont Ave. North. is in extreme disrepair. The building has been vacant and boarded for approximately one year. The current owner has had title to this property for a year and one half and has not pulled any permits to fix the property and has only attempted to sell to property to an owner who may be willing to fix the property. 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 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. Mortgage Electronic Registration System, Inc., P.O. Box 2026, Flint, MI 48501
2. Mortgage Electronic Registration System, 327 Inverness Drive South, Englewood, CO 80112
3. Lehman Brothers Bank, 327 Inverness Drive South, Englewood, CO 80112
4. Aurora Loan Services, 601 5th Ave, PO Box 4000, Scottsbluff, NE 69363
5. Aurora Loan Services, 7933 Telegraph Road, Bloomington, MN 55438
6. Usset and Weingarden P.L.L.P., 4500 Park Glen Road #120, Minneapolis, MN 55416
7. Kimm Pastrana, Century 21 Pastrana, 2929 4th Avenue South #105, Minneapolis, MN 55408
8. Aaron Swenson, 2222 Glenwood Avenue North, Minneapolis, MN 55405

**Recommendation**

Staff recommendation: Demolition

Nuisance Condition Process Review Panel recommendation: Demolition

Findings of Fact under separate cover