

# City of Minneapolis

## Request for Committee Action

**To:** Community Development & Regulatory Services  
**Date:** September 27, 2016  
**From:** Regulatory Services  
**Lead Staff:** Scott Bockes  
**Presented by:** Bryan Starry  
**File Type:** Council Action

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**Subject:**

Nuisance Condition Process Review Panel (NCPRP) recommendation regarding appeal of Director's Order to Raze and Remove structure located at 111 – 29<sup>th</sup> Street West

**Description:**

To adopt the findings of the Nuisance Condition Process Review Panel to uphold the Director's Order and approve the staff recommendation for demolition of the property located at 111 – 29<sup>th</sup> Street West

**Previous Actions:**

None

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**Ward/Address:**

Ward 10  
111 – 29<sup>th</sup> Street West

**Background/Analysis:**

The matter came before the Nuisance Condition Process Review Panel (NCPRP) on August 4, 2016. On June 10, 2016, a Director's Order to Raze the property was sent to Diane Turnbull. In the appeal filed by Ms. Turnbull, she stated that she believed that the structure could be rehabilitated.

The property located at 111 – 29<sup>th</sup> Street West is a duplex in the Whittier neighborhood. The two story structure was built in 1900. The building is 2,296 square feet and sits on a 7,650 square foot lot. The property has been determined to be substandard and is dilapidated from lack of maintenance.

Development Services staff conducted a historic demolition review of the property. They approved the wrecking permit application and returned it to Minneapolis Development Review.

The estimated cost to rehabilitate the building is between \$104,882 and \$151,000. This is based on the Means square footage estimate. The 2016 assessed value of the property is \$89,500.

The CPED contracted appraiser has determined the estimated after-market rehabilitated value to be \$240,000.

The estimated cost to demolish this structure is \$15,000 to \$22,000.

The Whittier Alliance and owners of property within 350 feet of the property were mailed requests for a community impact statement. The department received four responses; all state that the property has a negative impact on the community and should be demolished.

The Nuisance Condition Process Review Panel (NCPRP) recommends that the Director's Order to Raze the property located at 111 – 29<sup>th</sup> Street West, Minneapolis, Minnesota, be upheld.

**Financial Review:**

**Action is within the Business Plan**

**Attachments:**

1. Nuisance Condition Process Review Panel Findings of Fact
2. Nuisance Condition Process Review Panel Packet
3. Photos of property
4. Owner submitted information