



Legislation Text

File #: 21-0815R, **Version:** 1

RESOLUTION AUTHORIZING THE BUILDING OFFICIAL TO ABATE NUISANCES BY REMOVAL OF THREE STRUCTURALLY UNSOUND BUILDINGS IN THE CITY OF DULUTH AT A TOTAL COST OF NOT TO EXCEED \$90,000.

CITY PROPOSAL:

RESOLVED, that the council finds as follows:

(a) That the building official for the city of Duluth has inspected the below referenced buildings and has determined that said buildings are in damaged, dilapidated or dangerous condition and that, in her good faith, reasonable opinion, the cost of repairing and restoring said buildings is more than 60% of their current fair market value as shown on the records of the county assessor; and

(b) That pursuant to Section 10-3 (a) and (b) of the Duluth City Code, 1959, as amended (the "Code"), the building official has duly issued condemnation orders for said structures located on the parcels of land described below in the city of Duluth, copies of which orders as they pertain to each such property are attached hereto:

1. 821 99th Avenue West, Tax Parcel Number 010-3430-18320. Exhibit A
2. 2228 Ensign Street, Tax Parcel Number 010-4550-01035. Exhibit B
3. 122 East 8th Street, Tax Parcel Number 010-1350-01580. Exhibit C

(c) That notice to property owners and other interested parties was duly given in conformance with the requirements of Section 10-3 (c) of the Code
and

(d) That said orders were not complied with or appealed within 30 days of their issuance and the giving of notice thereof; and,

(e) That the total cost for demolition of the three structures is estimated not to exceed \$90,000.

BE IT FUTHER RESOLVED, that pursuant to Section 10-3(b) of the Code, the building official is directed:

- (a) To proceed with the work ordered or to contract to have the work done; and
- (b) Should value of the sale of the salvage from the demolition of any of said buildings exceed the cost of the demolition of the demolished building, the balance in excess of the costs thereof shall be paid to the owner of said building or to such other persons as may by law be entitled thereto; and
- (c) Submit to the city council a statement of the cost of such work for its further determination of the manner by which such costs shall be recouped as provided by Section 10-3(b) of the Code.

STATEMENT OF PURPOSE: This resolution identifies three severely damaged or dilapidated buildings that have been condemned for demolition and authorizes the building official to take appropriate action for removal once the demolition order is final. The council finds that the structures are substandard and constitute spot slum and blight conditions on the community. Buildings damaged or deteriorated in excess of 60% of their market value are subject to an order to the owner to demolish the building within 30 days. Owners are notified

via certified mail, posting of the notice on the premises, and posting in the Duluth News Tribune on two dates. Owners are informed of their right to appeal to the Building Appeal Board within 15 days of receipt of the order, pursuant to DLC 10-3. The appeal period has lapsed for the orders described herein. Demolition orders are final when the appeal period has lapsed without the filing of an appeal. If the owner has not appealed the order within 15 days or complied with the demolition order within 30 days of notice, the city council may direct the building official to proceed with the work ordered or to contract to have the work done. The estimated total cost for demolition of these structures is \$90,000. Demolition costs will be funded by a combination of Vacant Building Registration and 2019 Blight Removal Community Development Block Grant Funds.