



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

**40 S. 7th Street, STE 212 PMB 172
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December 10, 2018

Mr. Aaron Hanauer, Senior City Planner
250 South 4th Street, #300
Minneapolis, MN 55415

RE: 213-215 S. 9th Street – Oakland Apartments

Dear Aaron:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding Meyer Gonyea Partnership's application to the Heritage Preservation Commission requesting permission to demolish an apartment building located at 213 - 215 S. 9th Street. The property is a designated historic resource. Dave Gonyea presented the application to the DMNA Land Use Committee on December 4, 2018.

Gonyea stated that his family has owned the 22-unit apartment building since 1962. He explained that a fire severely damaged the building on October 9, 2016. The City officially condemned the building in December of 2016. The City ordered the building razed as a nuisance property in February of 2017. Gonyea explained that when the building contractor applied for the demolition permit, the City identified the building as an historic resource due to its association with the architect Harry Wild Jones. As a result, he needs to go through some additional steps to prove that demolition is necessary.

Gonyea stated that he has tried to sell the property for the current tax value of the land, but several purchase agreements have fallen apart. He noted that the current economic value of the building is \$0, but the taxes on the land are \$12,000. When asked about the cost to rehabilitate the property, he explained that amount has not been fully determined. He did note that the insurance company paid \$550,000 for the full value of the building, and several prospective buyers have estimated rehabilitation at \$2.5 to \$3 million. In the meantime, the City continues to impose fines on the property for being a nuisance and it is not generating any income. Gonyea concluded by stating that there are just no reasonable alternatives to demolition.

After some questions and discussion, the Land Use Committee recommended support for Meyer Gonyea's request to demolish the property located at 213 – 215 S. 9th Street. The DMNA Board reviewed and supported the recommendation at its meeting on December 11.

If you have any questions about this letter, please feel free to contact me at christie@thedmna.org or by phone at 320-583-4573.

Sincerely,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Council Member Steve Fletcher
Joe Tamburino, DMNA Board Chair
Kevin Frazell, DMNA Land Use Committee Chair
Dave Gonyea, Meyer Gonyea Partnership