

Lac qui Parle County Dilapidated Structures Program



Upper Minnesota Valley
**REGIONAL
DEVELOPMENT
COMMISSION**

Helping Communities Prosper



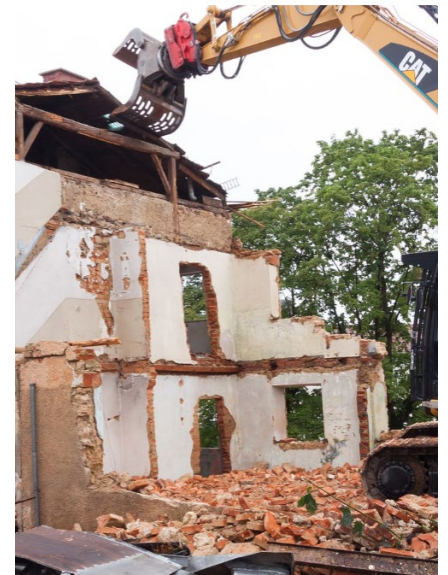
“Lac qui Parle County hopes to enhance the prosperous, welcoming, and lively environment of its communities.”

Project Purpose

Enhance Communities

Lac qui Parle County works together with cities in two different policy areas to address dilapidated structures, specifically adjoining properties and hazardous buildings.

Dilapidated structures are not only unappealing to those passing by, but they also may pose health and safety threats. With this program, Lac qui Parle County hopes to enhance the prosperous, welcoming, and lively environment of its communities.



Funding

- **Adjoining Properties:** The County works with the city to provide a cash reimbursement to adjacent property owners who wish to purchase neighboring dilapidated property and demolish it. The County will match a city's contribution up to \$2,500 but no more than 75% of the remaining cost after the city's contribution has been deducted. Some cities have made their \$2,500 as a grant (Madison), some have created a no interest loan (Bellingham). County has matched a loan to the owner for the city's portion so long as it does not get assessed to the property.
- **Hazardous Buildings:** Average costs for properties that have been demolished to date range between \$5-7,500 total. Typically, no inspections are completed as the property clearly meets the definition and the property owners usually do not respond or appear in the process. Under this policy, the County shares equally with the city on the demolition costs. However, if money is collected from the owner, the County is paid back first.

The Process

Adjoining Properties

A property owner requests participation from the city, the property owner obtains two quotes for the demo, completes demo, and then submits a claim for reimbursement from the city (who typically makes the

additional request from the County).

The top priority is to spend the dollars on vacant/dilapidated properties and the property must be combined with the neighboring lot as one tax parcel.



Hazardous Buildings

The County auditor sends out a list of houses that are in the second year of delinquent taxes to each city as a “heads up.” Cities then review these properties to determine if they are dilapidated.

The assessment has included reviewing the property and taking pictures of the outside of the

structure without accessing the private property. The assessment has often been done with the County attorney and the city manager and has not included an official building inspection. The houses that are identified clearly meet the statutory definition for a hazardous house. The process is set forth in the LMC’s memo.



Quick Facts

- This program has been used successfully several times in:
 - Madison
 - Dawson
 - Bellingham
 - Marietta
 - Boyd
- Lac qui Parle County often refers to a memo produced by League of Minnesota Cities titled *Dangerous Properties* to address issues to declare a property hazardous.

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