



## Legislation Details (With Text)

**File #:** RLH RR 11- 48      **Version:** 3

**Type:** Resolution LH Substantial Abatement Order      **Status:** Passed

**In control:** City Council

**Final action:** 9/21/2011

**Title:** Ordering the rehabilitation or razing and removal of the structures at 554 CHARLES AVENUE within fifteen (15) one hundred twenty (120) days after the September 7, 2011 City Council Public Hearing.

**Sponsors:** Melvin Carter III

**Indexes:** Substantial Abatement Orders, Ward - 1

**Code sections:**

**Attachments:** 1. 554 Charles Ave Order to Abate.pdf, 2. 554 Charles Ave Public Hearing Notice.pdf, 3. 554 Charles Ave Expired Code Complainece Report.pdf, 4. 554 Charles Ave Photos.pdf, 5. 554 Charles Ave.8-9-11 Remove-Repair Ltrs.pdf, 6. 554 Charles Ave.Documents 8-29-11.pdf, 7. 554 Charles Ave.R-R FTA Ltr 8-18-11.pdf, 8. 554 Charles Ave.Bid Tab.pdf

Date	Ver.	Action By	Action	Result
9/27/2011	3	Mayor's Office	Signed	
9/21/2011	2	City Council	Adopted As Amended	Pass
8/23/2011	2	Legislative Hearings	Referred	
8/9/2011	1	Legislative Hearings	Laid Over	

Ordering the rehabilitation or razing and removal of the structures at 554 CHARLES AVENUE within ~~fifteen~~ (15) one hundred twenty (120) days after the September 7, 2011 City Council Public Hearing.

AMENDED 9/21/11

WHEREAS, the Department of Safety and Inspections has requested the City Council to hold public hearings to consider the advisability and necessity of ordering the repair or razing and removal of a two story, wood frame duplex located on property hereinafter referred to as the "Subject Property" and commonly known as 554 CHARLES AVENUE. This property is legally described as follows, to wit:

Michels Subdivision Of Blk 14 Ex W 6 12/ 100 Ft The N 1/2 Of Lot 14 Blk 2

WHEREAS, based upon the records in the Ramsey County Recorder's Office and information obtained by the Department of Safety and Inspections on or before May 2, 2011, the following are the now known owners, interested or responsible parties for the subject property: K 3 Investment, 631 University Ave, St Paul MN 55104-4802; Destiny Real Estate Investments LLC, PO Box 4185, St Paul MN 55104; Wells Fargo Bank NA, 9062 Old Annapolis Road, Columbia MD 21045; Frogtown Neighborhood Association; and

WHEREAS, the Department of Safety and Inspections has notified the known owners, interested or responsible parties of the "Order to Abate Nuisance Building(s) pursuant to Saint Paul Legislative Code Chapter 45; and

WHEREAS, this order informed the interested or responsible parties that they must repair or raze and remove the structures(s) located on the Subject Property by June 30, 2011; and

WHEREAS, on June 1, 2011, the enforcement officer posted a placard on the Subject Property declaring this building(s) to constitute a nuisance condition, subject to demolition; and

WHEREAS, this nuisance condition has not been corrected and the Department of Safety and Inspections requested the City Clerk schedule public hearings before the Legislative Hearing Officer and the Saint Paul City Council; and

WHEREAS, the interested and responsible parties have been served notice in accordance with the provisions of Chapter 45 of the Saint Paul Legislative Code of the time, date, place and purpose of the public hearings; and

WHEREAS, a hearing was conducted before the Legislative Hearing Officer of the City of Saint Paul City Council on August 9, 2011; and

WHEREAS, after reviewing testimony and evidence, the Legislative Hearing Officer made the recommendation to approve the request to order the owners, interested or responsible parties to make the Subject Property safe and not detrimental to the public peace, health, safety and welfare and remove its blighting influence on the community by rehabilitating this structure in accordance with all applicable codes and ordinances, or in the alternative by razing and removing the structure in accordance with all applicable codes and ordinances, which is to be completed within ~~fifteen (15)~~ one hundred twenty (120) after the date of the Council Hearing; and

WHEREAS, a hearing was held before the Saint Paul City Council on September 7, 2011, and the testimony and evidence including the action taken by the Legislative Hearing Officer was considered by the Council. Now, Therefore, Be It

RESOLVED, that based upon the testimony and evidence presented at the above referenced public hearings, the Saint Paul City Council hereby adopts the following Findings and Order concerning the Subject Property at 554 CHARLES AVENUE:

1. The Subject Property comprises a nuisance condition as defined in the Saint Paul Legislative Code;
2. That costs of razing and removal of this building(s) is estimated to exceed \$5,000;
3. That there now exists and has existed multiple Housing or Building Code violations at the Subject Property;
4. That an Order to Abate Nuisance Building(s) was sent to the then known owners, interested and responsible parties to correct the deficiencies or to raze and remove the building(s);
5. That the deficiencies causing this nuisance condition have not been corrected;
6. That the Department of Safety and Inspections has posted a placard on the Subject Property which declares it to be a nuisance condition, subject to razing and removal;
7. That this building(s) has been routinely monitored by Department of Safety and Inspections Vacant/Nuisance Buildings staff; and
8. That the known interested parties and owners are as previously stated in this resolution and that the notification requirements of Saint Paul Legislative Code Chapter 45 have been fulfilled; And, Be It Further

RESOLVED, that the Saint Paul City Council hereby makes the following orders:

1. The above-referenced owners, interested or responsible parties shall make the Subject Property safe and not detrimental to the public peace, health, safety and welfare and remove its blighting influence on the community by rehabilitating this structure(s) and correcting all deficiencies as prescribed in the above-referenced Order to Abate Nuisance Building(s) in accordance with all applicable codes and ordinances. The rehabilitation or razing and removal of the structure must be completed within ~~fifteen (15)~~ one hundred twenty (120) days after the date of the Council Hearing;
2. If the above corrective action is not completed within this period of time, the Department of Safety and Inspections is hereby authorized to take whatever steps are necessary to raze and remove this structure, fill the site and charge the costs incurred against the Subject Property pursuant to the provisions of Chapter 45 of the Saint Paul Legislative Code;
3. In the event the building is to be razed and removed by the City of Saint Paul, all personal property or fixtures of any kind which interfere with the razing and removal shall be removed from the Subject Property by the owners or responsible parties by the end of this time period. If all personal property is not removed, it

shall be considered to be abandoned and the City of Saint Paul shall remove and dispose of such property as provided by law; and

4. It is further ordered that a copy of this resolution be mailed to the owners, interested and responsible parties in accordance with Chapter 45 of the Saint Paul Legislative Code.