



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Meeting Minutes - Action Only - Draft

Legislative Hearings

Marcia Moermond, Legislative Hearing Officer
Mai Vang, Hearing Coordinator
Jean Birkholz, Hearing Secretary
Mary Erickson, Hearing Secretary
legislativehearings@ci.stpaul.mn.us
651-266-8560

Tuesday, May 10, 2011

9:00 AM

Room 330 City Hall & Court House

- 2 RLH RR 11-17 Resolution ordering the rehabilitation or razing and removal of the structures at 1091 COOK AVE E within fifteen (15) days after the June 1, 2011, City Council Public Hearing.

Sponsors: Bostrom

The following conditions must be met in order to receive a grant of time: 1) the \$5,000 performance deposit must be posted; 2) the property must be maintained; 3) a work plan or sworn construction statement with timelines for the completion of the rehab of the building prior to May 24 hearing; 4) financial plan dedicating funds for the project; and 5) provide general bids for the rehab prior to May 24 hearing.

Laid over to May 24, 2011.

RE: 1091 Cook Avenue East

Orin Kipp, representing David Mortenson; client is Bank of America

Steve Magner, Vacant Buildings, Department of Safety and Inspections (DSI), reported that this structure is a two-story, wood frame/stucco single-family dwelling on a lot of 4,792 square feet. According to City files, it has been a Vacant Building since September 25, 2009. The current property owner is Bank of America per Ramsey County Property records. There have been four (4) Summary Abatement Notices since 2009 and three (3) Work Orders issued for:

- garbage/rubbish
- tall grass/weeds
- vehicles

On January 26, 2010, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An Order to Abate a Nuisance Building was posted on March 2, 2011 with a compliance date of April 4, 2011. As of this date, this property remains in a condition which comprises a nuisance as defined by the legislative code. The Vacant Building registration fees are current (paid by check). Taxation has placed an estimated market value of \$15,300 on the land and \$29,700 on the building. A Code Compliance Inspection was done on April 20, 2011. As of May 6, 2011, the \$5,000 performance deposit has not been posted. Real Estate taxes are current. Code Enforcement officers estimate the cost to repair this structure to exceed \$50,000; the cost to demolish between \$10,000 and \$12,000. DSI recommends that this building be removed within fifteen (15) days.

Ms. Spong, Heritage Preservation Commission (HPC), Planning and Economic

Development (PED), reported that this house was built in either 1908 or 1910 as a 1 1/2-story worker's cottage. It was originally built as a wood frame but has been stuccoed since. The two (2) block faces are contiguous (they don't have a lot of vacant lots in them). There are a lot of varied setbacks with no particular rhythm or unifying house styles. In 1925, there were a lot of vacant lots in this area so there is a lot of mix; properties were being built in different decades. This is not in a survey area and has not been surveyed in the past. She feels very comfortable in saying that demolition would not have an adverse effect.

Ms. Moermond, viewing the photographs noticed that the foundation is in a state of collapse and that there are dead animals in the basement. Mr. Magner confirmed that there are dead animals in the basement and it does have a collapsed foundation wall on the west side.

Mr. Kipp stated that his client has been taking some positive steps in the past few weeks. He has a design for a new foundation from a structural engineer out of Minneapolis. In addition, he has received a full repair description in the form of a bid from Miken Construction to take care of the deficiencies. As far as the bond is concerned, they are still waiting for approval from BAC management; hopefully, it will be forthcoming within the next few days. They want to abate all of these problems. He'd like to ask for a layover to another Legislative Hearing - maybe three (3) weeks. He thinks they would have the bond in place by then.

Ms. Moermond stated that she can lay it over for two (2) weeks to May 24, 2011; it's on the City Council agenda June 1, 2011.

Mr. Magner added that they forward any contractor's statement or other documentation based on the Code Compliance List to DSI prior to May 24, 2011, so that they would have a chance to review it. DSI needs to know the plan for rehabilitation, including the decision, drawings or renderings by a structural engineer on the foundation. They also need the bids for plumbing, electrical and mechanical (heating). If all these things are in, a decision could be made at the legislative hearing. Also, DSI needs to see a corresponding financial commitment from the Bank of America to pay for the rehab; and, of course, maintain the property.

Ms. Moermond noted that a letter will be sent outlining these conditions.

Referred to the Legislative Hearings due back on 5/24/2011