



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

October 1, 2010

Finance & Commerce, Inc  
SDS12-2619  
PO Box 86  
Minneapolis MN 55486

RE: **967 MARGARET ST**

Dear Sir or Madam:

Please publish on October 7, 2010, and October 11, 2010, the enclosed notice of a Legislative Public Hearing and a Saint Paul City Council Public Hearing.

You may bill the City of Saint Paul, Division of Code Enforcement, Vacant Building Program, 375 Jackson Street, Suite 220, Saint Paul, MN 55101-1806.

Also, please submit an affidavit of publication to this office.

Sincerely,

***Steve Magner***

Steve Magner  
Manager of Code Enforcement

SM:cs

Enclosure

pubhrrng60183 09/10



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October 1, 2010

## NOTICE OF PUBLIC HEARINGS

To all Known Responsible and/or Interested Parties

Dear Sir or Madam:

The Saint Paul City Council and the Legislative Hearing Officer of the City Council have scheduled public hearings to consider a Council Resolution ordering the repair or removal of the building(s) located at **967 MARGARET ST.**

With the following Historic Preservation information: NONE

In accordance with the provisions of the Saint Paul Legislative Code Chapter 45, all owners of record and other interested parties with a known interest in this building(s) are hereby notified of these hearings. At these hearings testimony will be heard from the Code Enforcement Officer and any other parties who wish to be heard. The Council will adopt a resolution describing what action, if any, the Council deems appropriate.

Please be advised the Public Hearing before the Legislative Hearing Officer is scheduled for:

**Tuesday, October 26, 2010, at 10:00 a.m. in Room 330, City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102**

The Legislative Hearing Officer will hear the evidence and make a recommendation for action to the full City Council:

**Wednesday, November 17, 2010, at 5:30 p.m. in the City Council Chambers, 3rd Floor, City Hall, 15 West Kellogg Boulevard, Saint Paul, MN 55102**

All costs incurred by the City, including inspection costs, administrative costs, title searches, filing fees and, if necessary, demolition and removal expenses, will be assessed against the real estate as a special assessment to be collected in the same manner as real estate taxes. If you have any questions concerning this matter please call the Vacant/Nuisance Buildings Code Enforcement Officer **Steve Magner** at (651)266-1928, or you may leave a voice mail message.

Sincerely,

***Steve Magner***

Steve Magner  
Manager of Code Enforcement  
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October 1, 2010

## NOTICE OF PUBLIC HEARINGS

To all Known Responsible and/or Interested Parties

Lillie Ryals/Nate Ryals  
PO Box 5601  
Hopkins MN 55343-0493

US Bank, NA  
3815 S. West Temple  
Salt Lake City, UT 84115

Platinum Lending Corp.  
3001 Harbor Lane #168  
Plymouth, MN 55447

Wilford & Geske, PA  
8425 Seasons Pkwy, Ste. 105  
Woodbury, MN 55125

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With the following Historic Preservation information: NONE

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967 MARGARET ST  
October 1, 2010  
page 2

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***Steve Magner***

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Manager of Code Enforcement  
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October 1, 2010

## NOTICE OF PUBLIC HEARINGS

Council President and  
Members of the City Council

Department of Safety and Inspections, Vacant/Nuisance Buildings Enforcement Division has requested the City Council schedule public hearings to consider a resolution ordering the repair or removal of the nuisance building(s) located at:

### 967 MARGARET ST

The City Council has scheduled the date of these hearings as follows:

**Legislative Hearing – Tuesday, October 26, 2010**

**City Council Hearing – Wednesday, November 17, 2010**

The owners and responsible parties of record are:

<u>Name and Last Known Address</u>	<u>Interest</u>
Lillie Ryals/Nate Ryals PO Box 5601 Hopkins MN 55343-0493	Fee Owner and Tax Owner
Platinum Lending Corp. 3001 Harbor Lane #168 Plymouth, MN 55447	Lender
US Bank, NA 3815 S. West Temple Salt Lake City, UT 84115	Mortgage Company
Wilford & Geske, PA 8425 Seasons Pkwy, Ste. 105 Woodbury, MN 55125	Foreclosure Attorneys
Dayton's Bluff District 4 Community Council <a href="mailto:Karin@daytonsbluff.org">Karin@daytonsbluff.org</a>	District Council Contact

967 MARGARET ST

October 1, 2010

page 2

The legal description of this property is:

**A Gotzians Sub B107 Lymandayt Ex Alley Lot 7 Blk 107**

With the following Historic Preservation information: NONE

The Department of Safety and Inspections has declared this building(s) to constitute a "nuisance" as defined by Legislative Code, Chapter 45. The Department of Safety and Inspections has issued an order to the then known responsible parties to eliminate this nuisance condition by correcting the deficiencies or by razing and removing this building(s).

The property was re-inspected on **September 29, 2010**. There was no compliance and the nuisance condition remains unabated, the community continues to suffer the blighting influence of this property. It is the recommendation of the Department of Safety and Inspections that the City Council pass a resolution ordering the responsible parties to either repair, or demolish and remove this building in a timely manner, and failing that, authorize the Department of Safety and Inspections to proceed to demolition and removal, and to assess the costs incurred against the real estate as a special assessment to be collected in the same manner as taxes.

Sincerely,

***Steve Magner***

Steve Magner

Manager of Code Enforcement

SM:cs

cc: Rachel Tierney, City Attorneys Office  
Mary Erickson, Assistant Secretary to the Council  
Cindy Carlson, PED-Housing Division  
Nancy Homans, Invest St. Paul  
District Council – Community Organizer

## **GREEN SHEET DATA TO COPY/PASTE INTO GREEN SHEET**

Department of Safety and Inspections  
Bob Kessler 69013

### **ACTION REQUESTED**

City Council to pass this resolution which will order the owner(s) to remove or repair the referenced building(s). If the owner fails to comply with the resolution, the Department of Safety and Inspections is ordered to remove the building. The subject property is located at 967 MARGARET ST.

### **INITIATING PROBLEM**

This building(s) is a nuisance building(s) as defined in Chapter 45 and a vacant building as defined in Chapter 43 of the Saint Paul Legislative Code. The owners, interested parties and responsible parties known to the Enforcement Officer were given an order to repair or remove the building at 967 MARGARET ST by September 27, 2010, and have failed to comply with those orders.

### **ADVANTAGES IF APPROVED**

The City will eliminate a nuisance.

### **DISADVANTAGES IF APPROVED**

The City will spend funds to wreck and remove this building(s). These costs will be assessed to the property, collected as a special assessment against the property taxes.

A nuisance condition will remain unabated in the City. This building(s) will continue to blight the community.

### **DISADVANTAGES IF NOT APPROVED**

A nuisance condition will remain unabated in the City. This building(s) will continue to blight the community.

### **FUNDING SOURCE AND ACTIVITY NUMBER**

Nuisance Housing Abatement 001-00257

**RESOLUTION  
CITY OF SAINT PAUL, MINNESOTA**

Presented by \_\_\_\_\_

1 WHEREAS, Department of Safety and Inspections has requested the City Council to  
2 hold public hearings to consider the advisability and necessity of ordering the repair or wrecking  
3 and removal of a one and one half story, wood frame, single family dwelling and its two stall  
4 wood frame, detached garage located on property hereinafter referred to as the "Subject  
5 Property" and commonly known as **967 MARGARET ST.** This property is legally described as  
6 follows, to wit:

7  
8 A Gotzians Sub B107 Lymandayt Ex Alley Lot 7 Blk 107  
9

10 WHEREAS, based upon the records in the Ramsey County Recorder's Office and  
11 information obtained by Department of Safety and Inspections on or before **June 16, 2010**, the  
12 following are the now known interested or responsible parties for the Subject Property: Lillie  
13 Ryals/Nate Ryals, Po Box 5601, Hopkins MN 55343-0493; Platinum Lending Corp., 3001  
14 Harbor Lane #168, Plymouth, MN 55447; US Bank, NA, 3815 S. West Temple, Salt Lake City,  
15 UT 84115; Wilford & Geske, PA, 8425 Seasons Pkwy, Ste. 105, Woodbury, MN 55125;  
16 Dayton's Bluff District 4 Community Council; and  
17

18 WHEREAS, Department of Safety and Inspections has notified the known interested or  
19 responsible parties of the "Order to Abate Nuisance Building(s)" dated **August 26, 2010**, as  
20 provided for in Chapter 45 of the Saint Paul Legislative Code; and  
21

22 WHEREAS, this order informed the then known interested or responsible parties that the  
23 structure located on the Subject Property is a nuisance building(s) pursuant to Chapter 45; and  
24

25 WHEREAS, this order informed the interested or responsible parties that they must repair  
26 or demolish the structure located on the Subject Property by **September 27, 2010**; and  
27

28 WHEREAS, the enforcement officer has posted a placard on the Subject Property  
29 declaring this building(s) to constitute a nuisance condition; subject to demolition; and  
30

31 WHEREAS, this nuisance condition has not been corrected and Department of Safety  
32 and Inspections requested that the City Clerk schedule public hearings before the Legislative  
33 Hearing Officer of the City Council and the Saint Paul City Council; and  
34

35 WHEREAS, the interested and responsible parties have been served notice in accordance  
36 with the provisions of Chapter 45 of the Saint Paul Legislative Code, of the time, date, place and  
37 purpose of the public hearings; and  
38

39 WHEREAS, a hearing was held before the Legislative Hearing Officer of the Saint Paul  
40 City Council on **Tuesday, October 26, 2010** to hear testimony and evidence, and after receiving  
41 testimony and evidence, made the recommendation to approve the request to order the interested  
42



43 or responsible parties to make the Subject Property safe and not detrimental to the public peace,  
44 health, safety and welfare and remove its blighting influence on the community by rehabilitating  
45 this structure in accordance with all applicable codes and ordinances, or in the alternative by  
46 demolishing and removing the structure in accordance with all applicable codes and ordinances.  
47 The rehabilitation or demolition of the structure to be completed within **fifteen (15)** days after  
48 the date of the Council Hearing; and

49  
50 WHEREAS, a hearing was held before the Saint Paul City Council on **Wednesday,**  
51 **November 17, 2010** and the testimony and evidence including the action taken by the  
52 Legislative Hearing Officer was considered by the Council; now therefore

53  
54 BE IT RESOLVED, that based upon the testimony and evidence presented at the above  
55 referenced public hearings, the Saint Paul City Council hereby adopts the following Findings and  
56 Order concerning the Subject Property at **967 MARGARET ST.**

- 57
- 58 1. That the Subject Property comprises a nuisance condition as defined in Saint Paul  
59 Legislative Code, Chapter 45.
  - 60
  - 61 2. That the costs of demolition and removal of this building(s) is estimated to exceed  
62 five thousand dollars (\$5,000.00).
  - 63
  - 64 3. That there now exists and has existed multiple Housing or Building code  
65 violations at the Subject Property.
  - 66
  - 67 4. That an Order to Abate Nuisance Building(s) was sent to the then known  
68 responsible parties to correct the deficiencies or to demolish and remove the  
69 building(s).
  - 70
  - 71 5. That the deficiencies causing this nuisance condition have not been corrected.
  - 72
  - 73 6. That Department of Safety and Inspections has posted a placard on the Subject  
74 Property which declares it to be a nuisance condition subject to demolition.
  - 75
  - 76 7. That this building has been routinely monitored by Department of Safety and  
77 Inspections, Vacant/Nuisance Buildings.
  - 78
  - 79 8. That the known interested parties and owners are as previously stated in this  
80 resolution and that the notification requirements of Chapter 45 have been fulfilled.

81  
82 ORDER

83  
84 The Saint Paul City Council hereby makes the following order:  
85

- 86 1. The above referenced interested or responsible parties shall make the Subject Property  
 87 safe and not detrimental to the public peace, health, safety and welfare and remove its  
 88 blighting influence on the community by rehabilitating this structure and correcting all  
 89 deficiencies as prescribed in the above referenced Order to Abate Nuisance Building(s) in  
 90 accordance with all applicable codes and ordinances, or in the alternative by demolishing  
 91 and removing the structure in accordance with all applicable codes and ordinances. The  
 92 rehabilitation or demolition and removal of the structure must be completed within  
 93 **fifteen (15)** days after the date of the Council Hearing.  
 94
- 95 2. If the above corrective action is not completed within this period of time Department of  
 96 Safety and Inspections is hereby authorized to take whatever steps are necessary to  
 97 demolish and remove this structure, fill the site and charge the costs incurred against the  
 98 Subject Property pursuant to the provisions of Chapter 45 of the Saint Paul Legislative  
 99 Code.  
 100
- 101 3. In the event the building is to be demolished and removed by the City of Saint Paul, all  
 102 personal property or fixtures of any kind which interfere with the demolition and removal  
 103 shall be removed from the property by the responsible parties by the end of this time  
 104 period. If all personal property is not removed, it shall be considered to be abandoned  
 105 and the City of Saint Paul shall remove and dispose of such property as provided by law.  
 106
- 107 4. It is further ordered, that a copy of this resolution be mailed to the owners and interested  
 108 parties in accordance with Chapter 45 of the Saint Paul Legislative Code.

	Yeas	Nays	Absent
Bostrom			
Carter			
Harris			
Helgen			
Lantry			
Stark			
Thune			

Requested by Department of:  
Safety and Inspections

By: \_\_\_\_\_

Form Approved by City Attorney

By: \_\_\_\_\_

Adopted by Council: Date \_\_\_\_\_

Adoption Certified by Council Secretary

By: \_\_\_\_\_

Approved by Mayor: Date \_\_\_\_\_

By: \_\_\_\_\_

Form Approved by Mayor for Submission to Council

By: \_\_\_\_\_

**..Title**

Resolution ordering the rehabilitation or wrecking and removal of the structures at 967 MARGARET ST within fifteen (15) days after the November 17, 2010, City Council Public Hearing.

**..Body**

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 wrecking and removal of a one half story, wood frame, single family dwelling and its two stall wood frame, detached garage located on property hereinafter referred to as the "Subject Property" and commonly known as 967 MARGARET ST . This property is legally described as follows, to wit:

A Gotzians Sub B107 Lymandayt Ex Alley Lot 7 Blk 107

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 June 16, 2010, the following are the now known owners, interested or responsible parties for the subject property: Lillie Ryals/Nate Ryals, Po Box 5601, Hopkins MN 55343-0493; Platinum Lending Corp., 3001 Harbor Lane #168, Plymouth, MN 55447; US Bank, NA, 3815 S. West Temple, Salt Lake City, UT 84115; Wilford & Geske, PA, 8425 Seasons Pkwy, Ste. 105, Woodbury, MN 55125; Dayton's Bluff District 4 Community Council; 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 wreck and remove the structures(s) located on the Subject Property by September 27, 2010; and

WHEREAS, the enforcement officer has posted on August 27, 2010 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 October 26, 2010; 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 wrecking and removing the structure in accordance with all applicable codes and ordinances, which is to be completed within fifteen (15) days after the date of the Council Hearing; and

WHEREAS, a hearing was held before the Saint Paul City Council on November 17, 2010, 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 967 MARGARET ST :

1. The Subject Property comprises a nuisance condition as defined in the Saint Paul Legislative Code;

2. That costs of wrecking 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 wreck 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 wrecking 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

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

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 wrecking and removal of the structure must be completed within fifteen (15) 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 wreck 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 wrecked and removed by the City of Saint Paul, all personal property or fixtures of any kind which interfere with the wrecking 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.

#### **..Analysis**

Legislative Hearing Staff should modify the body of the above resolution to include the following "whereases" *after* the whereas indicating the day of the legislative hearing.

WHEREAS, [details of the DSI and HPC staff reports and testimony]; and

WHEREAS, [details of the information and testimony of owners and interested and responsible parties]; and

WHEREAS, [details of the conditions set forth for the grant of rehab]