



City of Saint Paul

City Hall and Court House
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Master

File Number: RES 10-1656

File ID: RES 10-1656

Type: Resolution-Public Hearing

Status: ATS Paused

Version: 2

Contact Number: 651-266-1928

In Control: City Council

File Created: 12/17/2010

File Name: 695 Bradley VB R/R

Final Action:

Title: Ordering the razing and removal of the structures at 695 BRADLEY STREET within fifteen (15) days after the February 2, 2011, City Council Public Hearing

Notes: System admin corrected approval routing to complete Ann Mulholland's info in order to escalate to Erin. Also corrected font size.

Agenda Date: 02/02/2011

Indexes: Substantial Abatement Orders; Ward - 2

Agenda Number:

Sponsors: Thune

Enactment Date:

Attachments: 695 Bradley.Hearing Notice.12-17-10.pdf, 695 Bradley.Order to Abate.10-25-10.pdf, 695 Bradley.Photos.10-6-10.pdf, 695 Bradley.Order to Vacate.7-8-10.pdf, 695 Bradley.Photos.7-12-10.pdf, 695 Bradley St.R-R FTA Ltr 1-11-11.doc, 695 Bradley St.Minutes.1-11-11.pdf

Financials Included?:

Contact Name: Steve Magner

Hearing Date:

Entered by: Connie.Sandberg@ci.stpaul.mn.us

Ord Effective Date:

Approval History

Version	Date	Approver	Action
1	12/17/2010	Magner, Steve	Approve
1	12/17/2010	Rozek, Christine	Approve
1	12/21/2010	Cervantes, Ricardo	Approve
1	12/22/2010	Kisch, Meghan	Approve
1	12/27/2010	Dady, Erin	Approve
1	12/28/2010	Moermond, Marcia	Approve
1	01/07/2011	Kathy Lantry	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	01/11/2011	Referred	City Council	02/02/2011		
	Action Text:	Referred to the City Council, due back on 2/2/2011					
	Notes:	Remove within 15 days with no option for repair.					
		<i>No one appeared.</i>					
		<i>Steve Magner, DSI-Vacant Buildings, reported that 695 Bradley Street is a two-story, wood frame, duplex with a two-stall garage on a lot of 5,227 square feet. It has been a Vacant Building since July 12, 2010. The current property owner is Ken Vue and Tria Yang, per Ramsey County records. There have been four (4) Summary Abatement Notices since 2010 and six (6) Work Orders issued for: 1) remove tall grass and weeds; 2) improperly stored refuse, garbage and misc debris; 3) remove snow/ice; and 4) Boarding/Securing. On October 6, 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 October 25, 2010, with a compliance date of November 29, 2010. 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 (sent to assessment). Taxation has placed an estimated market value of \$12,000 on the land and \$61,300 on the building. As of January 7, 2011, a Code Compliance inspection has not been obtained; 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 be between \$60,000 and \$80,000; the cost to demolish between \$10,00 and \$12,000. DSI is seeking a resolution to remove this structure within fifteen (15) days.</i>					
		<i>Amy Spong, PED-Historical Preservation Commission (HPC), reported that there are no Sanborn Insurance Maps for this site. The building was built in 1884. Might have had some Greek Revival styling to it at one point; now, you can't see much of that. The porch has been enclosed. The area is within the Payne-Phalen Survey area beginning in February and March 2011. The property probably would not be identified on its own merit; however, there are some pretty remarkable homes in the near vicinity with projecting bays and corner towers. Demolition will probably have no adverse effect.</i>					
		<i>Ms. Moermond recommended removal within fifteen (15) days with no option for repair.</i>					
2	Legislative Hearings	03/08/2011					

Text of Legislative File RES 10-1656

Ordering the razing and removal of the structures at 695 BRADLEY STREET within fifteen (15) days after the February 2, 2011, City Council Public Hearing

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 one and one-half story duplex and its two stall wood frame garage located on property hereinafter referred to as the "Subject Property" and commonly known as 695 BRADLEY STREET. This property is legally described as follows, to wit:

Sub Of And Add To Irvines Add Lot 7 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 September 24, 2010, the following are the now known owners, interested or responsible parties for the subject property: Ken Vue/Tria Yang, 428 Eldridge Ave E, Maplewood MN 55117-2012; MERS, PO Box 2026, Flint, MI 48501; BAC Loan Servicing LP, 400 National Way, Simi Valley, CA 93065; Americas Wholesale Lender, PO Box 660694, Dallas, TX 75266; Peterson, Fram & Bergman PA, 55 - Fifth Street East,

Ste. 800, St. Paul, MN 55101; BAC Home Loans Servicing , 30870 Russell Ranch Rd, Westlake Village CA 91362; Payne Phalen District 5 Planning 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 raze and remove the structures(s) located on the Subject Property by November 29, 2010; and

WHEREAS, the enforcement officer has posted, on October 26, 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 April 26, 2011 at which time staff put the following information into the record:

1. This is a two-story, wood frame, duplex with a two-stall garage on a lot of 5,227 square feet and has been a Vacant Building since July 12, 2010;
2. The current property owner is Ken Vue and Tria Yang, per Ramsey County records;
3. There have been four (4) Summary Abatement Notices since 2010 and six (6) Work Orders issued for: 1) remove tall grass and weeds; 2) improperly stored refuse, garbage and miscellaneous debris; 3) remove snow/ice; and 4) Boarding/Securing;
4. On October 6, 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 October 25, 2010, with a compliance date of November 29, 2010. As of this date, this property remains in a condition which comprises a nuisance as defined by the Legislative Code;
5. The Vacant Building registration fees are current (sent to assessment). Taxation has placed an estimated market value of \$12,000 on the land and \$61,300 on the building;
6. As of January 7, 2011, a Code Compliance inspection has not been obtained; the \$5,000 performance deposit has not been posted;
7. Real Estate taxes are current; and
8. Code Enforcement officers estimate the cost to repair this structure to be between \$60,000 and \$80,000; the cost to demolish between \$10,000 and \$12,000. DSI is seeking a resolution to remove this structure within fifteen (15) days.

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 razing 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 May 18, 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 695 BRADLEY STREET:

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 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 razing in accordance with all applicable codes and ordinances. The razing 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 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.