



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
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September 10, 2015

Hank Hanten
408 Knollwood Drive
Hudson WI 54016

VIA EMAIL: hank@travelheadquarters.us

Re: Order to Remove or Repair for Property at 929 Seventh Street West

Dear Mr. Hanten:

This is to confirm that on September 8, 2015 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer recommended that the City Council deny your request for a stay of enforcement of Council File No. RR 13-62 ordering the rehabilitation or razing and the demolition of the structures at 929 Seventh Street West based on the following findings:

1. a work plan was not presented - the items presented were not adequate to apply for a building permit and no timeline or other details were provided - noting that the application for permits will be used to substitute for a code compliance inspection report given the building is a completely gutted building with structural problems;
2. evidence of financing to execute a rehabilitation was not presented and no specific bid for the rehabilitation was presented - which would be the foundation for determining the level of financing required;
3. although a pre-approval of funds for the project was provided, no actual loan agreement was executed or likely to be executed, as the property is not in the name of Hank Hanten, the prospective owner of the property;
4. the fee simple and tax owner of the continues to be Andre Stouvenel, who was reported to have defaulted on his loan agreement, although no evidence of a default on a loan or contract was presented. A subsequent transfer of ownership from Andre Stouvenel to Thomas Hanten, previous owner, was not presented. This transfer is necessary to the proposed transfer of ownership from Thomas Hanten to Hank Hanten, who proposes now to rehabilitate the building; and
5. the property has been and continues to be marketed as an "as is" property with an unclear title, which contradicts the current intentions to follow through with actions to abate the nuisance and dangerous conditions of this building, as it has been in its current state since

the time the city issued an order to Abate Nuisance Conditions on October 1, 2013; all of this with the Order to Abate the Nuisance and Dangerous Conditions of 929 Seventh Street West which will result in the building's demolition for non-compliance.

The Resolution to deny a grant of stay will be on the City Council Public Hearing Agenda for September 16, 2015 at 5:30 p.m. in Room 300 Council Chambers.

If you have any questions, you may contact me at 651-266-8563.

Sincerely,

/s/

Mai Vang
Legislative Hearing Coordinator

cc: Steve Magner (email)
Joe Yannarely (email)
Amy Spong (email)
Christine Boulware (email)
Vicki Sheffer (email)