



City of Saint Paul

City Hall and Court
House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Signature Copy

Resolution LH Substantial Abatement Order: RLH RR 11-89

File Number: RLH RR 11-89

Ordering the razing and removal of the structures at 576-586 MARYLAND AVENUE WEST within fifteen (15) days after the January 4, 2012 City Council Public Hearing.

WHEREAS, the Department of Safety and Inspections has determined that 586 MARYLAND AVENUE WEST is a nuisance building pursuant to Saint Paul Legislative Code §45.02 as 1) it is a vacant building as defined in §43.02; and 2) it has multiple housing code or building code violations or it has conditions constituting material endangerment as defined in §34.23, or it has a documented and confirmed history as a blighting influence in the community; and

WHEREAS this property is legally described as follows to wit: Como Prospect Addition Vac Alley Adj and Lots 7 And Lot 8 Blk 1; and

WHEREAS, based upon the records in the Ramsey County Recorder's Office and information on file or obtained by the Department of Safety and Inspections, the following are the owners, interested or responsible parties for the subject property as of November 10, 2011: IB Holdings, c/o Bayview Loan Servicing, 4425 Ponce de Leon Blvd. #5, Coral Gables, FL 33146; District 6 Planning Council; and

WHEREAS, each of these parties was served a written order dated October 11, 2011 advising them of the basis for the determination that the subject property was a nuisance, and that the nuisance building was to be repaired or razed and removed by November 10, 2011; 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 10, 2011; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on October 12, 2011 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by November 10, 2011 and, therefore, an abatement hearing was scheduled before the City Council on January 4, 2012 and the owner or his duly authorized representative and any interested parties or their duly authorized representatives were properly notified of the time, date and place of the hearing; and

WHEREAS, the Legislative Hearing Officer provided the owner and other interested parties an opportunity to discuss the matter at a Legislative Hearing on December 13, 2011; and

WHEREAS, a public hearing was held on January 4, 2012 and the City Council reviewed the record which included the exhibits from the Department of Safety and Inspections, the minutes and recommendation of the Legislative Hearing Officer and any testimony at the hearing; Now,

Therefore Be It

RESOLVED, that the Saint Paul City Council hereby finds:

1. That the structure(s) at 576-586 MARYLAND AVENUE WEST is a nuisance building pursuant to Saint Paul Legislative Code §45.02, as 1) it is a vacant building as defined in §43.02; and 2) it has multiple housing code or building code violations or it has conditions constituting material endangerment as defined in §34.23, or it has a documented and confirmed history as a blighting influence in the community; and 3) these nuisance conditions have not been corrected after notice

of the same to the owner;

2. That the Department of Safety and Inspections has complied with all of the procedural requirements of the Saint Paul Legislative Code Chapter 45; and

3. That the owners, interested parties or responsible parties have not presented a plan acceptable to the Legislative Hearing Officer and Department of Safety and Inspections staff to repair the structure(s) and correct all of the deficiencies listed in the Order to Abate Nuisance Building and the Code Compliance report and to make the structure(s) safe and code compliant within 15 days; and


RESOLVED, that the City Council orders that the owners, interested parties or responsible parties shall raze and remove the structure(s) within 15 days; And, Be it

FURTHER RESOLVED, that if the necessary corrective action has not been taken within the time allotted, the Department of Safety and Inspections is authorized to take those steps necessary to raze and remove this structure and to charge the costs incurred in accordance with Saint Paul Legislative Code §45.12(4). Any personal property or fixtures of any kind shall be removed by the owners, interested parties or responsible parties prior to the demolition or it will be considered to be abandoned and the City of Saint Paul shall remove and dispose of such property as it deems appropriate; And, Be It

FINALLY RESOLVED, that this resolution shall be served on any of the parties required to be notified in Saint Paul Legislative Code §45.12(4).

At a meeting of the City Council on 1/4/2012, this Resolution LH Substantial Abatement Order was passed.

Vote Attested by
Council Secretary



Trudy Moloney

Date 1/4/2012

Approved by the Mayor



Chris Coleman

Date 1/12/2012



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Meeting Minutes - Action Only - Final 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, December 13, 2011

9:00 AM

Room 330 City Hall & Court House

- 4 **RLH RR 11-89** Ordering the rehabilitation or razing and removal of the structures at 576-586 MARYLAND AVENUE WEST within fifteen (15) days after the January 4, 2012, City Council Public Hearing.

Sponsors: Helgen

No one appeared. Remove within 15 days with no option for repair.

RE: 576-586 Maryland Ave W (general retail and svc B-commercial)

Inspector Steve Wagner, Vacant Buildings:

- 1-story wood frame single family dwelling with an attached 1-stall garage on lot 8,276 sq ft
- vacant since Apr 18, 2011
- property owner Jonathan Greenlee per Ramsey County
- Oct 4, 2011 inspection conducted; list of deficiencies developed; photos taken
- Order to Abate Nuisance Bldg posted Oct 11, 2011; compliance date Nov 10, 2011
- as of this date, property remains in a condition which comprises a nuisance as defined by legislative code
- estimated market value \$98,700 on land; \$3,000 on building
- taxes are current
- Vacant Building registration fee went to assessment Jun 20, 2011
- As of Dec 9, 2011, code compliance inspection has not been done; \$5,000 performance deposit has not been posted
- 4 Summary Abatements since 2011; 4 Work Orders for: grass/weeds; graffiti
- estimated cost to repair exceeds \$50,000; estimated cost to demolish exceeds \$12,000
- recommends removing this structure within 15 days

Amy Spong, Heritage Preservation Commission (HPC):

- structure built 1947; original permit index card shows a 1-story dwelling was built at a cost of \$500 in 1907; it's possible that the original bldg was demolished (no record of that) or extremely altered structurally (there's no resemblance of the early structure)
- not surveyed as part of the 1983 survey
- because of its age and condition, demolition would not have an adverse affect

Ms. Moermond:

- will recommend removal within 15 days with no option for rehabilitation

Referred to the City Council due back on 1/4/2012



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8560 FAX: (651) 266-8574

December 21, 2011

copy

Jonathan Greenlee
586 Maryland Ave W
Saint Paul MN 55117

IB Holdings
c/o Bayview Loan Servicing
4425 Ponce de Leon Blvd #5
Coral Gables FL 33146

Re: Appeal for property at 576-586 Maryland Avenue West

Dear Owner(s) and Interested Parties:

This is to confirm that a hearing was held on December 13, 2011 and on one appeared on behalf of the owner(s) or the Bank. Marcia Moermond, Legislative Hearing Officer, will recommend to the City Council that the building be removed within 15 days from adoption of resolution with no option for repair.

The City Council Public Hearing is scheduled for Wednesday, January 4, 2012 at 5:30 p.m. in Room 300 Council Chambers.

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

Sincerely,

Mai Vang
Legislative Hearing Coordinator

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

SUMMARY FOR LEGISLATIVE HEARING

576-586 Maryland Avenue West

Legislative Hearing – Tuesday, December 13, 2011

City Council – Wednesday, January 4, 2012

The building is a one-story, wood frame, single-family dwelling with an attached one-stall garage on a lot of 8,276 square feet. According to our files, it has been a vacant building since April 18, 2011.

The current property owner is Jonathan Greenlee per AMANDA and Ramsey County Property records.

On October 4, 2011, 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 11, 2011 with a compliance date of November 10, 2011. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.

Taxation has placed an estimated market value of \$98,700 on the land and \$3,000 on the building.

Real estate taxes are current.

The Vacant Building registration fees went to assessment on June 20, 2011.

As of December 9, 2011, a Code Compliance Inspection has not been done.

As of December 9, 2011, the \$5,000.00 performance bond has not been posted.

There have been four (4) SUMMARY ABATEMENT NOTICES since 2011.

There have been four (4) WORK ORDER(S) issued for:

- Grass/weeds
- Graffiti

Code Enforcement Officers estimate the cost to repair this structure exceeds \$50,000. The estimated cost to demolish exceeds \$12,000.

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days, if not the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.

1907 was \$500 bldg on site - seems to be gone

1946/47 new-ish



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/dsj

361

October 11, 2011

11-130608

Jonathan Greenlee
586 Maryland Ave W
Saint Paul MN 55117-4208

IB Holdings
c/o Bayview Loan Servicing
4425 Ponce de Leon Blvd #5
Coral Gables FL 33146

Order to Abate Nuisance Building(s)

Dear: Sir or Madam

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

586 MARYLAND AVE W

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Como Prospect Addition Vac Alley Adj And Lots 7 And Lot 8 Blk 1

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On October 4, 2011, a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a one story, wood frame building with an attached one stall garage

Interior

1. Mold on the walls and ceilings
2. Open electrical wiring
3. Holes in the walls and ceilings
4. No water service
5. No electrical service

Exterior

1. Peeling paint on the siding
2. Rotted and dilapidated wood siding
3. Damaged rear door frame
4. Cracks in concrete foundation
5. Rotted and dilapidated fascia boards

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **November 10, 2011**, the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollar (\$5,000.00) performance bond with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner

until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information please contact **Matt Dornfeld** between the hours of 8:00 and 9:30 a.m. at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council

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[2009 Property Tax Statement](#)

[2008 Property Tax Statement/Value Notice](#)

[Minnesota State Form M1PR](#)

Property Identification Number (PIN)	25.29.23.22.0003	
Property Address	586 Maryland Ave W	
Municipality	St. Paul	
Watershed	Capital Region W/S	
School District Number	625	
Assessment Date	01-02-2010	01-02-2011
Tax Payable Year	2011	2012
Total Estimated Market Value	\$107,100	\$101,700
Total Taxable Market Value	\$107,100	\$101,700
Total Estimated Land Value	\$98,700	\$98,700
Total Estimated Building Value	\$8,400	\$3,000
Property Tax	\$3,069.40	
Special Assessments	\$674.60	
Total Property Tax + Special Assessments	\$3,744.00	
Property Class Description	Comm/Ind	Comm/Ind
Year Built	1951	
# of Stories	1.00	
Residential Finished SQ Feet/Comm, Ind, Apt Bldg Area	1893	
Foundation Size		

The Plat or Section / Township / Range and Legal Description listed below may be an abbreviated legal description - Do not use to prepare legal documents

Section / Township / Range	25-29-23
Plat	Como Prospect Addition
Legal Description	Vac Alley Adj And Lots 7 And Lot 8 Blk 1

To determine whether your property is Abstract or Torrens, call (651)266-2000

Most Recent Sale

Sale Date	11-29-2010
Sale Price	\$45,000
Certificate of Real Estate Value	387798
Number	Comm Non-qualified Sale
Sale Status	Forced Sale, Auction,
Sale Description	Foreclosure

HEARING NOTIFICATION LISTING SERVICE - 576-586 MARYLAND AVE W

Legislative Hearing: Tuesday, December 13, 2011

Publication Dates: November 17, 2011, and November 21, 2011

City Council Hearing: Wednesday, January 4, 2012

Owners, Interested Parties, etc.	US Mail	CERTIFIED MAIL		PERSONAL SERVICE		Resolution Mail Date	ENS Posting Date	OTA Mail Date
		Sent	Received	Sent	Received			
IB Holdings c/o Bayview Loan Servicing 4425 Ponce de Leon Blvd #5 Coral Gables FL 33146		11/10/11	11/14/11					10/11/11
District 6 Planning Council district6ed@dist6pc.org							11/10/11	