



City of Saint Paul

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

Certified Copy

Resolution LH Substantial Abatement Order: RLH RR 11-98

File Number: RLH RR 11-98

Ordering the rehabilitation or razing and removal of the structures at 315 LARCH STREET within fifteen (15) days after the February 1, 2012 City Council Public Hearing. (Public hearing continued from February 1)

WHEREAS, the Department of Safety and Inspections has determined that 315 LARCH STREET 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: Pacific Addition to Saint Paul Vac Alley Accruing & Lots 15 thru Lot 19 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 December 16, 2011: John E Norris, 2218 Doswell Ave, St Paul MN 55108-1703; Wells Fargo Bank NA, 3033 Elder Street MAC. #U1851-015, Boise ID 83705; and the District 6 Planning Council; and

WHEREAS, each of these parties was served a written order dated October 21, 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 October 24, 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 October 24, 2011; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on October 24, 2011 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by October 24, 2011 and, therefore, an abatement hearing was scheduled before the City Council on February 1, 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 January 10, 2012; and

WHEREAS, a public hearing was held on February 1, 2012 and the City Council reviewed the record which included the exhibits from the Department of Safety and Inspections, 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:



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, February 28, 2012

9:00 AM

Room 330 City Hall & Court House

- 2 **RLH RR 11-98** Ordering the rehabilitation or razing and removal of the structures at 315 LARCH STREET within fifteen (15) days after the February 1, 2012 City Council Public Hearing. (Public hearing continued from February 1)

Sponsors: Carter III

Remove or repair within 15 days.

RE: 315 Larch St (warehouse/transportation)

No one appeared.

Steve Magner, Vacant Buildings:

- read letter dated Jan 26, 2012 into record:

Dear Mr. Duggins:

This is to confirm that on January 24, 2012 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer recommended continuing the above-referenced matter for your client to provide a copy of the code analysis so that site plan staff can review it.

The City Council Public Hearing is scheduled for Wednesday, February 1, 2012 at 5:30 p.m. in Room 300 Council Chambers. At that time, she will ask the City Council to lay over the matter to Legislative Hearing on Tuesday, February 28, 2012 at 9:00 a.m. in Room 330 City Hall and continue the City Council Public Hearing to Wednesday, March 7, 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)

John Norris Sr, 2218 Doswell Ave, Saint Paul, MN 55108

John Norris, Jr., 9707 Heath Ave S, Cottage Grove MN 55016

Kerry Antrim, District 6 Planning Council, district6ed@dist6pc.com

Larry Zangs (email)

- he has not received any information regarding a code analysis or any reports from the structural engineer that were indicated at the last hearing

- it was our impression that they were going to hire a structural engineering firm to conduct a full site review and then, submit that to the Department of Safety and

Inspections (DSI), so that we could start the review process of the structures on this site

- normally, such documentation is provided directly to the Legislative Hearing Officer, Marcia Moermond, to disseminate

Ms. Moermond:

- our office has also not received any documentation

- the contractor, who'd do the code analysis, is L. S. Black Company, forensic engineers

- scheduled at City Council Mar 7, 2012 at 5:30 pm

- have nothing to add to the record

- asked whether DSI had a demo estimate (Mr. Magner: original Summary stated \$50,000 - \$70,000; have not yet bid this project)

- a letter/email will be sent

Mr. Magner:

- have not received a Performance Deposit

- this will go to Project Facilitator, Larry Zangs, DSI

Ms. Moermond:

- they have to come through with a plan

- will recommend remove or repair within 15 days

Referred to the City Council due back on 3/7/2012

Mai Vang - 315 Larch Street - REVISED

From: Mai Vang
To: terry@dugginslawfirm.com
Date: 2/29/2012 2:17 PM
Subject: 315 Larch Street - REVISED
CC: Magner, Steve; Sheffer, Vicki; Yannarely, Joe

Hello Mr. Duggins,

Please inform your client, John Norris, that a code analysis has not been submitted to the City; therefore, Ms. Moermond will recommend to the City Council that the building be **removed or repaired within 15 days from adoption of resolution.**

If your client wishes to contest further, the City Council Public Hearing is scheduled for Wednesday, March 7, 2012 at 5:30 p.m. in Room 300 Council Chambers.

Mai Vang
City Council Offices
Direct: 651-266-8563
Office: 651-266-8560
mai.vang@ci.stpaul.mn.us



City of Saint Paul

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

Minutes - Final - Draft

City Council

Council President Kathy Lantry
Councilmember Dan Bostrom
Councilmember Amy Brendmoen
Councilmember Melvin Carter III
Councilmember Russ Stark
Councilmember Dave Thune
Councilmember Chris Tolbert

Wednesday, February 1, 2012

3:30 PM

Council Chambers - 3rd Floor

- 30 **RLH RR 11-98** Ordering the rehabilitation or razing and removal of the structures at 315 LARCH STREET within fifteen (15) days after the February 1, 2012 City Council Public Hearing. (Public hearing continued from February 1)

Sponsors: Carter III

Legislative Hearing Officer Marcia Moermond said the code analysis was on its way which was needed for a work plan to be developed; she requested a one-month layover.

No one appeared in opposition; Councilmember Carter moved to continue the public hearing to March 7.

Public hearing continued to March 7



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, January 24, 2012

9:00 AM

Room 330 City Hall & Court House

- 1 **RLH RR 11-98** Ordering the rehabilitation or razing and removal of the structures at 315 LARCH STREET within fifteen (15) days after the February 1, 2012, City Council Public Hearing.

Sponsors: Brendmoen

To be referred back to Legislative Hearing on February 28, 2012 and City Council Public Hearing on March 7, 2012.

RE: 315 Larch St (warehouse/transportation)

John Norris, Jr., owner's son and Terry Duggins, attorney, appeared.

Steve Wagner, Vacant Buildings:

- commercial property with a 1 one-story metal clad warehouse structure, 6 semi-truck trailers, 2 heavy-storage tanks, 4 light-storage tanks, an office trailer and multiple metal canopies or roof structures made out of metal racking and sheeting on a lot of 25,700 sq ft
- has been ordered vacant since Apr 8, 2011
- current owner, John E. Norris, per Ramsey County
- Oct 5, 2011, inspection of building conducted; list of deficiencies which constitute a nuisance condition developed; photos taken
- Order to Abate Nuisance Building posted Oct 21, 2011; compliance date Nov 21, 2011
- as of this date, property remains in a condition which comprises a nuisance as defined by the legislative code
- estimated market value \$176,200 on land; \$23,800 on buildings
- real estate taxes are current
- vacant building fees were paid by assessment Jul 22, 2011
- as of Jan 9, 2012, a Team Inspection has not been done; \$5,000 performance deposit has not been posted
- there's been 1 Summary Abatement since 2011 and no Work Orders issued
- estimated cost to repair this structure exceeds \$100,000; **estimated cost to demolish between \$50,000 - \$75,000**
- letter dated Jan 12, 2012, sent to John E. Norris, Sr. and John Norris, Jr.
Dear Mr. Norris: This letter is to confirm that on Jan 10, 2012 at the Legislative Hearing, Marcia Moermond, the Legislative Hearing Officer, requested that you post a \$5,000 Performance Deposit between Jan 24, and Feb 1, 2012 if you intend to rehabilitate the buildings. She also stated that she would like to see a plan with a timeline to get things done in 6 months. In the meantime, you need to go through Site Plan Review, Larry Zangs, 375 Jackson St, Ste 220, for ideas and expectations

for this project; and it will be laid over to Tue, Jan 24, 2012 at 9:00 a.m., Room 330 City Hall for future discussions. City Council Public Hearing is scheduled for Wed, Feb 1, 2012 at 5:30 p.m. in Room 300. If you have any questions, contact me 266-8563. Sincerely, Mai Vang.

Ms. Moermond:

- there is a letter from the District Council (a new letter based on an old meeting)
- she asked the District Council to revisit this if they wanted input into the process
- the Land Use Committee of the District Council talked about it; they will send forward their thoughts to the District Council Board, which will be submitting something into the record along the way (it will be copied to Mr. Duggins)
- check the city website for anything relating to 315 Larch St
- for future communication from the Department of Safety and Inspections (DSI), we will communicate with Mr. Duggins and copy the Norris'
- directed Mai Vang to do a related file link so that all the old materials on the Fire Certificate of Occupancy and Revocation are linked to this record
- there was a long laundry list on the C of O report
- re: Code Analysis - she would prefer not to go through a punch list on this but rather treat this as a new permit
- building index cards showed that there were permits in 1967, 1977 and 1987 for several different structures on the site (covers some of the bldgs on the site; probably not all of them)
- is there a permit on the trailer conversion into a building (Mr. Norris said that it was there when they bought the place in the late 1980s)
- this was a former factory/foundry site located adjacent to the railroad tracks

Mr. Duggins:

- they are 90% done with the list that was generated in 2010
- they got an excerpt from that list from the city of things that they thought were still there
- then, they met on the site with city staff and went through it from one end to the other
- as of today, Mr. Norris Sr has been able to get the L. S. Black Company, forensic engineers, who are going to inspect the property for code compliance
- they had talked to about 5 different firms and they did not know exactly what would be acceptable; Black understands
- they expect a report within 2-3 weeks, and they would like a week to review what the report says and prepare the timeline that Ms. Moermond has requested so that it's not a timeline based on something that Mr. Norris Sr. is not familiar with.
- as of today, the Norris' have removed both of the canopies between the trailers, which was discussed when city staff was out there; they filled 2 more 30-yard dumpsters of misc. steel and had them removed; there are 5 pick-up loads of steel motors and mixed metals that have been recycled; they removed 557 gallons of heating oil and 25+ tires
- basically, all hydraulic compressors, vegetable and motor oils have been removed
- there is an additional 30 barrels and 90% of all electric motors and valves that have been removed, recycled, salvaged, etc.
- they have eliminated most of the HIV fixtures and lamps to the tune of about 80%
- those things came up during the 2-hour walk through with city staff
- they would like to get a 4-week layover for time to get the L. S. Black Report looked at and work out a timeline as well as sketches of the property, which will be current information that everyone is working from

Ms. Moermond:

- would like to have the code analysis reviewed by the city's site plan and plan review staff

Mr. Duggins:

- as soon as they get the code analysis, they will get a copy to Ms. Moermond ahead of this 4-week layover

Ms. Moermond:

- it's very important that they get those documents
- scheduled for public hearing at City Council Feb 1, 2012
- at that time, she will ask them to lay this over to Mar 7, 2012, 5:30 p.m. to see how much farther along we are at that point
- we can look at it again here at LH on Tue Feb 28 at 9:00 a.m.
- Mai Vang will follow up with a letter

Referred to the City Council due back on 2/1/2012



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, January 10, 2012

9:00 AM

Room 330 City Hall & Court House

7 RLH RR 11-98 Ordering the rehabilitation or razing and removal of the structures at 315 LARCH STREET within fifteen (15) days after the February 1, 2012, City Council Public Hearing.

Laid over to January 24 Legislative Hearing. Property owner must post the \$5,000 performance bond between January 24 and February 1, 2012.

(Kerry Antrim, District 6 Planning Council, to submit a new letter by January 17)

RE: 315 Larch St (warehouse)

John Norris, Jr., owner's son, E J Liquidation, Hedlund and Kerry Antrim, District 6 Planning Council, appeared.

Steve Magner, Vacant Buildings:

- commercial property with 2 one-story metal clad warehouse structures, 6 semi-truck trailers, 2 heavy-storage tanks, 4 light-storage tanks, an office trailer and multiple metal canopies or roof structures made out of metal racking and sheeting on a lot of 25,700 sq ft*
- has been ordered vacant since Apr 8, 2011*
- current owner, John Norris, Sr, per Ramsey County*
- Oct 5, 2011, inspection of building conducted, list of deficiencies which constitute a nuisance condition developed; photos taken*
- Order to Abate Nuisance Building posted Oct 21, 2011; compliance date Nov 21, 2011*
- as of this date, property remains in a condition which comprises a nuisance as defined by the legislative code*
- estimated market value \$176,200 on land; \$23,800 on buildings*
- real estate taxes are current*
- vacant building fess were paid by assessment Jul 22, 2011*
- a Team Inspection has not been done; \$5,000 performance deposit has not been posted*
- there's been 1 Summary Abatement since 2011 and no Work Orders issued*
- estimated cost to repair this structure exceeds \$100,000; estimated cost to demolish between \$50,000 - \$75,000*
- the Department of Safety and Inspections (DSI) is seeking a resolution to remove within 15 days*
- demolition bids have not been done yet - waiting for a determination from a walk thru*

Mr. Norris:

- nothing has ever been said in any of the deficiencies reports about the buildings and now you report that it will take over \$100,000 to repair them; their were issues with the roof of the office trailer which was repaired when Mr. Wagner was out there; it has been repaired for almost a year

Amy Spong, Heritage Preservation Commission (HPC):

- building index card indicates that the first building was constructed in 1957; another one in 1977; a third one in 1987, Ramsey County
- the initial index card says 1967 and 1977 but not the 1987
- was a factory / foundry use when it was originally constructed as a metal shed
- sometimes industrial sites are hard to do research on
- surveyed in 1983
- doesn't think there's any potential for an older historical industrial site here
- demolition would not have an adverse affect from the neighborhood's historic character and integrity

Mr. Wagner:

- read a letter dated Jan 3, 2012 from the District 6 Planning Council re: 315 Larch, in which District 6 agrees that the entire property is a hazard and is completely unsafe for use. In the past 2 years, little progress has been made by the owner to correct deficiencies. District 6 Planning Council has a vacant building committee that is part of the Land Use Task Force which deals with these issues surrounding vacant building. District 6 Planning Council recommends the removal of this structure or all of the debris that makes up the totality of the structure and recommends the owner erect a true building with a roof, walls and floor; go through the site plan approval process with licensed conditions and under no circumstances, is there to be any outside storage. (the letter was written by Jeff Martens, Land Use Task Force Chair, Board of Directors Vice Chair)

Ms. Moermond:

- Mr. Norris had just asked a question about the Fire Certificate of Occupancy Inspection in the past providing some information about what needed to be repaired and how that is different from what's being asked now, like totally repairing them or demo

Mr. Norris:

- his dad is sick with pneumonia; Mr. Duggans is not available
- 90% of the initial list of deficiencies from Inspector Neis is done
- he has been waiting for Inspector Neis to tell him where he'd like the extra egress in the outer wall (Insp Neis said that wasn't his job); Mr. Norris thinks it should be Insp Neis' job because he will be the one inspecting it
- he wants to get this resolved
- he knows there has been multiple hundreds of tons of steel removed from the site and multiple dumpsters of trash gone
- to say that nothing's been done in the last couple of years is ludicrous
- before Vacant Buildings got involved, most of the 29 items on the deficiency list had been taken care of but it seems that no one cares - no one looked at the list; it's not true that nothing's been done
- hundreds of hours have gone into working on this and hundreds of hours have been spent trying to communicate with Inspector Neis and others without getting any clear answers
- the list of stuff that Mr. Wagner has is mostly a continuation of the stuff that Inspector Neis had listed, most of which had been completed; and Mr. Wagner added the storage tanks and containers (why weren't the completed items taken off the list?)
- will be able to recycle much of what's on the site (95% is metal)
- doesn't understand why there's a problem with the semi- trailers; some have been

there for 20+ years; semi-trailers are seen next to buildings at many sites

Mr. Hedlund:

- testified that on Christmas Eve, the main breaker switch blew in his house and if it wasn't for this company, he would have incurred several thousand dollars in repairing a panel that was 30 years old and considered obsolete. Money is hard to come by right now and these guys saved him a lot of money because they stockpile a large amount of old electrical things; they salvage. The place was a foundry and these guys took it over and made the best that they could out of it. At no time, did he feel that it was out of character from the surrounding area being next to the railroad tracks. There are many similar metal clad bldgs in the area. These guys work very hard to keep their business going and he doesn't know why the city wants to put businesses out of business. Suggested that some architectural students from the University come to take a look to see what they can do with it. These places are not pretty but they are necessary. These guys are a credit to the community; maybe they just need to update the site or maybe they need a website. The business is a valuable commodity because thousands of people in the U.S. are having the same kind of electrical problems that he is. To be able to buy these old parts is a great asset. They saved him a lot of money just by having the part he needed and they knew right where it was. He thinks the city should work with these guys.

- the buildings at this site are not any different from the other warehouse buildings up and down that street, except for the one on the corner

Mr. Wagner:

- the Certificate of Occupancy was Revoked on these buildings and the site is Condemned as well

- Basically, Fire Prevention is saying this is a site that has 4 metal walls and within that site there are these structures and coming off those structures (2 metal clad warehouses), the owners have erected continuous roof structures over most of the site; they've taken 4 metal walls and two buildings and expanded it to cover the whole site made up of primarily, racking and other materials to cover it

- he understands that the owners have been doing things but the last time he met with John Norris out at the site, he suggested that the way to try to resolve this is to completely clear out the site, short of the metal buildings, and then obtain the services of a structural engineer as required by the Condemnation to identify what is there, what can stay there and what needs to be repaired in order to stay in place. Most of these structures are just sitting on the ground; there's no footings; they weren't built under permit; the space has just expanded and expanded. (Mr. Norris: explained that most of the tanks and small structures were just picked up and set there; they weren't built. The tanks have never been an issue until this last year with Inspector Neis; for the past 20 years, nothing has been said about semi-trailers, storage tanks, etc., until the letter from Mr. Wagner sent just recently. He doesn't understand how they can even be considered a nuisance. He looked up nuisance and it said that 60% of the neighborhood must agree that it's a nuisance, and none of the neighbors think that it's any sort of a nuisance.)

- they are using 6 semi-trucks, also

- the problem with this site is that there is so much

- every non-owner occupied structure in the city needs a Certificate of Occupancy; and as part of that program, Fire Prevention enforces two codes: 1) St. Paul Legislative Code Chapter 34; and 2) the state adopted Fire Code (referenced in Order as either SPLC34 or MSFC. As they go through these properties, they make a determination based on their training and expertise in interpreting the code violations. Mr. Neis found multiple violations and they constitute the first noted issue, the Condemnation. Once the property is Condemned and declared to be unsafe or dangerous, the other divisions of DSI take over, i.e., his division - Vacant Buildings - this process today is about the city ordinance, Chap 45, where DSI is declaring the

building(s) to be a nuisance because of the violations that have been noted

- short of removing all of the exterior storage and getting a structural engineer in there to make a determination, he doesn't know how else the issues would be resolved because as they walked through there were numerous areas where there were piles of things that people could either climb on or tip over; there were areas where after you got in, you couldn't get out; animals are coming and going constantly from the site
- it's a situation where the site needs to get cleaned out and then, re-assembly can begin
- until the city has something to work from, he doesn't know that city staff can provide any more assistance; there is nothing new to go on
- the site hasn't been cleaned out and the structural engineer's report hasn't been submitted
- the Order to Abate time frame has come and gone; subsequently, this has been scheduled for public hearings
- in his opinion, the situation is the same as it was 2 years ago
- the hearing officer will make the recommendation and that recommendation will be forwarded to City Council, which will make the final decision

Ms. Moermond:

- explained that at this time, Inspector Neis is out of it; he created the initial list of things that needed to be done and the Appellant did a lot of that work; however, he didn't do all of it; and at the same time on a separate track, the city declared this to be a nuisance structure and arguably, a dangerous structure, as well. Mr. Magner means that nothing's been done since he declared it a nuisance on Oct 21, 2011
- in her opinion, this is similar case to a gutted building where it will be asked for a complete plan to come forward (we are going off a plan for the re-construction of that site); a plan to repair the existing buildings or replacing what is there
- noted that the letter from Jeff Martens is missing a lot of letters; she asked Ms. Antrim for a fresh copy
- also noted that she is not seeing that the committee actually voted on it at a meeting or how this relates to the District Council as a whole

Ms. Antrim:

- 4-5 years ago, Dist 6 was designated as an Invest Saint Paul neighborhood and because there was a large number of vacant buildings, they formed a vacant building committee that dealt with the vacant buildings so they were not put on a public meeting agenda because it has been over 2 years. It was on an agenda over 2 years ago. After an item goes to the vacant building committee, it went to the Land Use committee, which ratifies the recommendation that the vacant bldg committee comes up with (Land Use is autonomous from the Dist 6 board of directors). The Land Use Cte made a recommendation 2 years ago and another one recently. The recommendation was an attempt to get the site cleaned up and have it contained within walls, and that is still what Dist 6 would like to see.
- the board of directors meets the first Mon of the month; Land Use Task Force meets the 4th Tue of this month
- this would go to Land Use Task Force
- from the outside this building looks pretty much like the others do along the street - it's a corrugated steel building in an industrial site
- Dist 6 would like to see everything moved out, have it evaluated, put a floor in and then, put everything back, organized
- Mr. Norris, Sr, has been at their small area plan meetings and has been very instrumental and helpful in a lot of things - very easy to work with
- in the end, Dist 6 would like to see a structural with a floor and walls, maybe big bay doors to get in and out
- Dist 6 agrees that there is a need for this business and is not trying to shut down the

business; they just want it cleaned-up and organized
- re: storage trailers, because of the small area plan, they are working with Larry Zangs on the whole area and the large number of storage trailers is being discussed; the plan is to keep as much industry as possible but the standards will be upgraded
- she will have the Land Use Task Force vote on this issue

Ms. Moermond:

- need to see a plan with a timeline to get things done, probably 6 months*
- need to go thru site plan review (Mr. Magner suggested); Larry Zangs, DSI, will be the contact person; he can identify what may be required*
- Appellant has a choice: he can clean the site by way of removing these things from the site, the structures and items there or he can go thru a process where the site gets cleaned-up, the buildings get checked to make sure they are sound and stable and located correctly on the parcel because it looks as though they weren't constructed under permit*
- the whole site needs to get looked at together*
- thinks it would require that they have a several stage process which will require significant work with city staff*
- in 2 weeks, she would like to get Larry Zangs ideas and expectations on this project*
- will need to continue the legislative hearing to Jan 24, 2012 (at City Council public hearing Feb 1, 2012)*
- wants to see a fresh letter for Dist 6 (needed a week before CCPH)*
- also thinks that if it's a representation of the neighborhood's position, then, it should be from the elected body for the neighborhood rather than a non-elected body*
- wants Appellant to figure out how the buildings would be emptied, etc., and taken care of in 6 months*
- Appellant should talk with Larry Zangs within the next 2 weeks; contact information will be contained in Mai Vang's letter*
- if rehabilitation is decided, the \$5,000 performance deposit must be posted before Feb 1, 2012 (returned upon completion of project)*
- Mr. Zangs will be present at the legislative hearing Jan 24, 2012*

Laid Over to the Legislative Hearings due back on 1/24/2012



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

January 26, 2012

COPY

Terry Duggins
Duggins Law Firm
350 St. Peter St #224
St. Paul MN 55102

VIA EMAIL: terry@dugginslawfirm.com

Re: Order to Remove or Repair property at 315 Larch Street

Dear Mr. Duggins:

This is to confirm that on January 24, 2012 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer recommended continuing the above-referenced matter for your client to provide a copy of the code analysis so that site plan staff can review it.

The City Council Public Hearing is scheduled for Wednesday, February 1, 2012 at 5:30 p.m. in Room 300 Council Chambers. At that time, she will ask the City Council to lay over the matter to Legislative Hearing on Tuesday, February 28, 2012 at 9:00 a.m. in Room 330 City Hall and continue the City Council Public Hearing to Wednesday, March 7, 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,

/s/

Mai Vang
Legislative Hearing Coordinator

cc: Steve Magner (email)
Joe Yannarely (email)
Amy Spong (email)
Vicki Sheffer (email)
John Norris Sr, 2218 Doswell Ave, Saint Paul, MN 55108
John Norris, Jr., 9707 Heath Ave S, Cottage Grove MN 55016
Kerry Antrim, District 6 Planning Council, district6ed@dist6pc.com
Larry Zangs (email)



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

January 12, 2012

COPY

John E. Norris, Sr.
2218 Doswell Ave
St. Paul MN 55108

John Norris, Jr.
9707 Heath Ave S
Cottage Grove MN 55016

Re: Order to Remove or Repair 315 Larch Street

Dear Mr. Norris:

This is to confirm that on January 10, 2012 at the Legislative Hearing, Marcia Moermond, the Legislative Hearing Officer, requested that you post a \$5,000 performance bond between January 24 and February 1, 2012 if you intend to rehabilitate the building(s). She also stated that she would like to see a plan with a timeline to get things done in 6 months. In the meantime, you need to go through site plan review, Larry Zangs (375 Jackson Street, Ste. 220, phone number: 651-266-9109), for ideas and expectations of the project. This matter will be laid over to **Tuesday, January 24, 2012 at 9:00 a.m. in Room 330 City Hall** for further discussion.

The City Council Public Hearing is scheduled for Wednesday, February 1, 2012 at 5:30 p.m. in Room 300 Council Chambers.

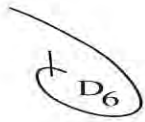
If you have any further questions, you may contact me at 651-266-8563.

Sincerely,

Mai Vang
Legislative Hearing Coordinator

cc: Steve Magner, DSI-CE (via email)
Amy Spong, PED-HPC (via email)
Joe Yannerelly (email)
Larry Zangs (email)
Kerry Antrim, District 6 Planning Council (district6ed@dist6pc.org)
Vicki Sheffer (email)

✓



District 6 Planning Council

171 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6ed@dist6pc.org

January 3, 2012

To: Steve Magner – Manager of Code Enforcement

Re: 315 Larch Street

District 6 Planning Council has been aware of the on-going issues surrounding the property located at 315 Larch Street. In Spring 2010 staff visited the property and reported on the obvious conditions; the lack of true walls and flooring, the lack of a roof and the use of a gas station canopy as a temporary roofing structure, the stacking of items to use as interior walls, propane tanks left in the open and upside down on a pay loader, debris, rodents and what was thought to be an owl flying through the area.

In May 2010 the property was inspected and a deficiency list was generated. The property was also inspected by Ramsey County Public Health. The list is a true and correct listing of the conditions of the structure and District 6 agrees that the entire property is a hazard and completely unsafe for use. District 6 has been following the property and through 2010 and 2011 there have been appeals concerning the condemnation with little progress by the owner to correct the deficiencies.

On April 8, 2011 the property was designated a Category 3 Vacant Building and the Certification of Occupancy was revoked. District 6 supported the designation and continues to do so. There is a Small Area Plan in the works that this address is a part of. The plan discusses the relationships between industrial and residential. While District 6 wants industry and viable business concerns in the neighborhood, the neighborhood also expects the businesses and industries to keep standards, this property is a blight on the neighborhood with little to redeem it in its current state.

District 6 Planning Council is concerned about 315 Larch and the fact that there has been little change in the property. We are concerned about any future use of the property with the potential hazards found. As it stands now the entire property is unfit and unsafe for use. The

property unfortunately has little redeeming qualities as is and the question of future use remains.

A question arises about how the property fell into such a state and why it wasn't condemned earlier than 2010. It is obvious that the conditions did not appear in one years' time and it is frustrating for a neighborhood to house these properties until they fall into total disrepair and the only recourse is to remove the structures. While the neighborhood understands how this happens, it still is difficult to deal with a property that has numerous violations and is deemed so unsafe that customers have to stay at least three feet away from the building and are not allowed inside.

District 6 Planning Council has a Vacant Building Committee that is part of the Land Use Task Force, which deals with the issues surrounding vacant buildings as well as making recommendations on the determination of repair and/or removal orders.

District 6 Planning Council recommends the removal of this structure-or all of the debris that make up the totality of the structure and recommends the removal of any building and debris, if the owner is unable to remove all the debris completely from the property, erect a true building with a roof, walls and floor, go through site plan approval and possess a license with a condition that under no circumstances is there to be any outside storage. District 6 feels the owner has had ample time to begin work so if the owner is unable to accomplish this in ninety days with no extension then a fifteen day removal order should be issued.

Thank-you for your consideration and please call the office if you have questions.

Regards:

Jeff Martens

Jeff Martens
Land Use Task Force Chairman
Board of Director's Vice Chairman

Cc: Legislative Hearing Officer
Ward 1
Ward 5

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District 6 Planning Council has a Vacant Building Committee that is part of the Land Use Task Force, which deals with the issues surrounding vacant buildings as well as making recommendations on the determination of repair and/or removal orders.

District 6 Planning Council recommends the removal of this structure or all of the debris that make up the totality of the structure and recommends the removal of any building and debris, if the owner is unable to remove all the debris completely from the property, erect a true building with a roof, walls and door, go through site plan approval and possess a license with a condition that under no circumstances is there to be any outside storage. District 6 feels the owner has had ample time to begin work so if the owner is unable to accomplish this in ninety days with no extension then a seven day removal order should be issued.

Thank-you for your consideration and please call the office if you have questions.

Regards:

Jeff Martens

Jeff Martens
Land Use Task Force Chairman
Board of Director's Vice Chairman

Cc: Legislative Hearing Officer
Ward 1
Ward 5

can I get a copy of this with all the letters and words also - very important to know.

→ was on VB again couple of yrs ago -



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

361

October 21, 2011

11-127377

John E Norris
2218 Doswell Ave
St Paul MN 55108-1703

Wells Fargo Bank NA
3033 Elder Street MAC #U1851-015
Boise ID 83705

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:

315 LARCH ST

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

Pacific Addition to Saint Paul Vac Alley Accruing & Lots 15 Thru Lot 19 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 5, 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 two (2) one-story, metal-clad, warehouse structures, six (6) semi truck trailers, two (2) heavy storage tanks, four (4) light storage tanks, an office trailer and multiple metal canopies or roof structures made out of metal racking and sheeting..

The following Deficiency List is excerpted from the November 10, 2010 Notice of Condemnation letter issued by the Department of Safety and Inspections, Fire Inspection Division.

This is a dangerous structure, based on the following:

1. **SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. Occupancy can only be used to for cleaning out and to comply with these orders until re-inspected and approved by this office. -315 Larch St. (ENTIRE COMPLEX) has been condemned due to the following conditions.**
 - **Unapproved roofing and storage structures that appear unsafe and dangerous (MSFC 110.1.2)**
 - **Unsafe conditions. Complex is lacking necessary egress, is dangerous to human life and public welfare, and is lacking maintenance and repair. (MSFC 110.1.1)**
 - **Excessive accumulation of materials. (MN State 299F.18)**
 - **Disorderly storage of materials. (MSFC 315.2)**
2. ROOF COVERINGS OVER THE COMPLEX - SBC 3405.1, SBC 110.2 - Obtain a structural engineer to complete a code analysis and have it reviewed by the St. Paul Building Official. Contact DSI at 651-266-9090.-Several structures have been erected and appear structurally unsound. Submit approved documentation to proof its structural integrity or remove.
3. MSFC 1003.3.1.8 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-All exit doors leading into the buildings and complex are barred or chained shut. All exits must be openable from the inside of the structures.
4. MSFC 1010.1, 1004.3.1 - Provide and maintain a minimum of 28 inch aisles throughout employee only areas.
5. MSFC 1005.2 - Provide additional means of egress due to an inadequate number of exits.
6. MSFC 2305.1 - Provide and maintain structural integrity and stability of rack storage systems.
7. SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
8. MSFC 315.3 - Outside storage of combustible materials shall not be located within 10 feet of a property line. Separation can be reduced to three feet as long as the storage does not exceed six feet in height.
9. SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
10. SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.

11. SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects. -Office trailer has a visible leak.
12. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the doors in good condition.
13. SPLC 310.02 - Use of this property does may no longer conform to licensing ordinance. Call DSI/Licensing at (651) 266-9090.
14. SPLC 34.10 (2), 34.33 - Repair and maintain or remove the damaged or unapproved structures. This will require a building permit; call DSI at (651) 266-9090.
15. SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
16. MSFC 315.2 - Provide and maintain orderly storage of materials.
17. MSFC 315.2 - Provide and maintain stable piles and stacks of materials
18. MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
19. MSFC 2703.4 - Provide Material Safety Data Sheets on all flammable and combustible liquids, hazardous materials, and chemicals on site. The sheets are to be kept on site in an orderly fashion in a readily accessible area.
20. MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. -Maintain clear aisles and pathways.
21. NFPA 58 - Reduce the propane within the maximum allowable quantities.
22. Animal/Rodent infestation. Site needs to be cleaned out and all storage arranged to allow extermination of infestation.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **November 21, 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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[Value History](#)

[Structure Description](#)

[Sale Information](#)

[Special Assessments](#)

[Property Tax Payment Information](#)

[Property Tax Payment History](#)

[Proposed Tax Notice](#)

[2011 Value Notice](#)

[2011 Property Tax Statement](#)

[2011 Payment Stub](#)

[2010 Value Notice](#)

[2010 Property Tax Statement](#)

[2009 Property Tax Statement](#)

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

[Minnesota State Form M1PR](#)

Property Identification Number (PIN)	25.29.23.43.0102	
Property Address	315 Larch St	
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	\$210,000	\$200,000
Total Taxable Market Value	\$210,000	\$200,000
Total Estimated Land Value	\$207,300	\$176,200
Total Estimated Building Value	\$2,700	\$23,800
Property Tax	\$6,561.68	
Special Assessments	\$3,684.32	
Total Property Tax + Special Assessments	\$10,246.00	
Property Class Description	Comm/Ind	Comm/Ind

Year Built See [Structure Description](#)
of Stories for detail of buildings.

Residential Finished SQ Feet/Comm, Ind, Apt Bldg Area 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 Pacific Addition, to Saint Paul

Legal Description Vac Alley Accruing & Lots 15 Thru Lot 19 Blk 1
 To determine whether your property is Abstract or Torrens, call (651)266-2000

HEARING NOTIFICATION LISTING SERVICE - 315 LARCH ST

Legislative Hearing: Tuesday, January 10, 2012

Publication Dates: December 22 & 27, 2011

City Council Hearing: Wednesday, February 1, 2012

Owners, Interested Parties, etc.	US Mail	CERTIFIED MAIL		PERSONAL SERVICE		Resolution Mail Date	ENS Posting Date	OTA Mail Date
		Sent	Received	Sent	Received			
John Norris 2218 Doswell Avenue Saint Paul MN 55108-1703	12/16/11			12/16/11	12/27/11			10/21/11
Wells Fargo Bank NA 3033 Elder Street MAC #U1851-015 Boise ID 83705		12/16/11	12/19/11					10/21/11
District 6 Planning Council district6ed@dist6pc.org							12/16/11	

STATE OF MINNESOTA

AFFIDAVIT OF SERVICE

COUNTY OF RAMSEY

METRO LEGAL SERVICES

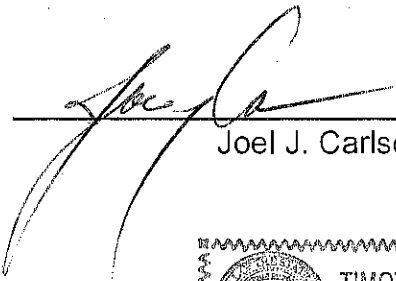
Joel J. Carlson, being duly sworn, on oath says:

that on December 27, 2011, at 9:39 AM he served the attached:

Notice of Public Hearings upon:

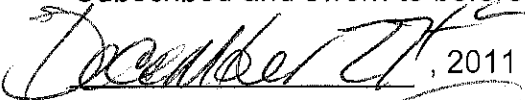
John E. Norris, therein named, personally at:

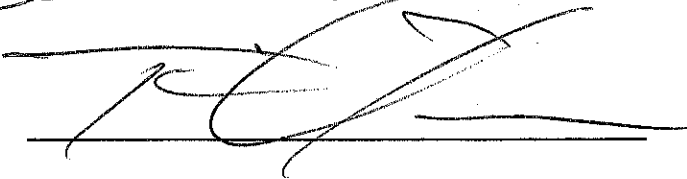
2218 Doswell Avenue, St. Paul, County of Ramsey, State of Minnesota, the usual abode of said John E. Norris, by handing to and leaving with Diane Norris, wife, by leaving in the front door after she refused to accept service in hand, a person of suitable age and discretion residing therein, a true and correct copy thereof.

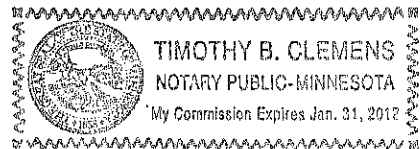


Joel J. Carlson

Subscribed and sworn to before me on

 December 27, 2011





1544097-1

RE: 315 Larch St