



Legislation Details (With Text)

File #: RLH RR 24- 15 **Version:** 4

Type: Resolution LH Substantial Abatement Order **Status:** Passed

In control: City Council

Final action: 5/22/2024

Title: Ordering the rehabilitation or razing and removal of the structures at 706 CONWAY STREET within fifteen (15) days after the May 15, 2024, City Council Public Hearing. (Amend to grant 180 days)

Sponsors: Cheniqua Johnson

Indexes: Substantial Abatement Orders, Ward - 7

Code sections:

Attachments: 1. 706 Conway St.OTA 2-5-24, 2. 706 Conway St.PH 3-8-24, 3. 706 Conway St.Revoked C of O 9-17-12, 4. 706 Conway St.Expired Code Compliance Report 1-22-21, 5. 706 Conway St.Photos 11-27-12, 6. 706 Conway St.Photos 9-9-15, 7. 706 Conway St.Photos 11-20-15, 8. 706 Conway St.Photos 1-18-24, 9. 706 Conway St.Photo 2-6-24, 10. 706 Conway St.Photo 3-11-24, 11. 706 Conway St.Summary.pdf, 12. 706 Conway St.L S 4-9-24.pdf, 13. 706 Conway St.Mitchell Plaza I R-R Ltr.4-12-24, 14. 706 Conway Bids.5-4-24, 15. 706 Conway St.work plan + schedule.5-8-24, 16. 706 Conway.financing and affidavit.5-8-24, 17. 706 Conway St.CCIR.5-9-24, 18. 706 Conway St.Mitchell Plaza I R-R Ltr.5-17-24

Date	Ver.	Action By	Action	Result
5/29/2024	4	Mayor's Office	Signed	
5/22/2024	3	City Council	Adopted As Amended	
5/15/2024	2	City Council	Continue Public Hearing	
5/14/2024	2	Legislative Hearings	Referred	
4/9/2024	1	Legislative Hearings	Referred	

Ordering the rehabilitation or razing and removal of the structures at 706 CONWAY STREET within fifteen (15) days after the May 15, 2024, City Council Public Hearing. (Amend to grant 180 days)

AMENDED 5/22/24

WHEREAS, the Department of Safety and Inspections has determined that 706 CONWAY 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: LYMAN DAYTON ADDITION LOT 20 BLK 46; 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 February 5, 2024: Plaza I Inc, 7100 Northland Cir Ste 410, Brooklyn Park MN 55428-1500; and Dayton's Bluff Community Council; and

WHEREAS, each of these parties was served a written order dated February 5, 2024 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 March 6, 2024; 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 March 6, 2024; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on February 6, 2024 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by March 6, 2024, and therefore an abatement hearing was scheduled before the City Council on May 15, 2024 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 legislative hearings on April 9 and May 14, 2024; and

WHEREAS, a public hearings were was held on May 15, 2024 and May 22, 2024, 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 706 CONWAY 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 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.
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 180 45 days. And, Be It Further

RESOLVED, that the City Council orders that the owners, interested parties or responsible parties shall repair the structure, 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, or shall raze and remove the structure(s) within 180 45 days after the City Council Public Hearing. And, Be it Further

RESOLVED, that at the conclusion of the 180-day grant of time, the Council will receive a report from the Legislative Hearing Officer with findings on the status of the nuisance abatement; And Be It Further

RESOLVED, that a Legislative Hearing is scheduled for November 19, 2024 at which owners, interested parties and Department of Safety and Inspection staff will present information on the current building conditions and progress toward abatement of the dangerous/nuisance conditions and the resulting findings will be presented to the City Council at a public hearing on December 11, 2024 for its consideration; 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 resolution compliance date 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).