



## Legislation Details (With Text)

**File #:** RLH RR 23- 21      **Version:** 3

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

**In control:** City Council

**Final action:** 8/9/2023

**Title:** Ordering the razing and removal of the structures at 871 STICKNEY STREET within fifteen (15) days after the June 14, 2023, City Council Public Hearing. (Amend to grant 180 days)

**Sponsors:** Rebecca Noecker

**Indexes:** Substantial Abatement Orders, Ward - 2

**Code sections:**

**Attachments:** 1. 871 Stickney St.OTA 3-6-23, 2. 871 Stickney St.PH 4-7-23, 3. 871 Stickney St.Code Compliance Report 6-28-22, 4. 871 Stickney St.Photos 2-9-23, 5. 871 Stickney St.Photos 4-10-23, 6. 871 Stickney St 2022 Property Tax Statement, 7. 871 Stickney St.Summary.pdf, 8. 871 Stickney St.LS 5-9-23.pdf, 9. 871 Stickney St.Street View 5-9-23.pdf, 10. 871 Stickney St.SHPO Form 4-4-23, 11. 871 Stickney St.US Bank R-R Ltr.5-12-23, 12. 901 Fuller Ave.Select Porfolio Servicing Letter 5-18-23.pdf, 13. 871 Stickney St.Naiman email 6-13-23.pdf, 14. 871 Stickney St.Zimny Naiman email.6-14-23, 15. 871 Stickney St.CCIR extension by NB.7-3-23, 16. 871 Stickney St.US Bank R-R Ltr.7-14-23, 17. 871 Stickney Ave.scope of work and bids.7-20-23, 18. 871 Stickney St.Schedule.7-20-23, 19. 871 Stickney St.Affidavit of Funds to Be Utilized.7-20-23, 20. 871 Stickney St.US Bank R-R Ltr.7-28-23, 21. 871 Stickney St. returned mail

Date	Ver.	Action By	Action	Result
8/10/2023	3	Mayor's Office	Signed	
8/9/2023	3	City Council	Adopted As Amended	
7/25/2023	2	Legislative Hearings	Referred	
7/11/2023	2	Legislative Hearings	Laid Over	
6/14/2023	2	City Council	Referred	
5/9/2023	1	Legislative Hearings	Referred	

Ordering the razing and removal of the structures at 871 STICKNEY STREET within fifteen (15) days after the June 14, 2023, City Council Public Hearing. (Amend to grant 180 days)

### AMENDED 8/9/23

WHEREAS, the Department of Safety and Inspections has determined that 871 STICKNEY 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: THE W ST PAUL RE& IMP SYND 2 S 2/3 OF LOTS 22 23 AND LOT 24 BLK 32; 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 March 6, 2023: US Bank Trust National Assoc, c/o Hudson Homes Management, 3701 Regent Blvd Ste 200, Irving TX 75063-2296; Hudson Homes Management, 2711 N Haskell Ave #2100, Dallas TX 75204; US Bank Trust NA, Trustee, 13801 Wireless Way, Oklahoma City, OK 73134; and West Side Community Organization; and

WHEREAS, each of these parties was served a written order dated March 6, 2023 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 April 5, 2023; 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 April 5, 2023; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on March 7, 2023 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by April 5, 2023, and therefore an abatement hearing was scheduled before the City Council on June 14, 2023 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 May 9, 2023, July 11 and 25, 2023; and

WHEREAS, a public hearings were was held on June 14, 2023 and August 9, 2023, 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 871 STICKNEY 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 15 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 February 13, 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 March 6, 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).