



Legislation Details (With Text)

File #: RLH RR 13- 56 **Version:** 3

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

In control: City Council

Final action: 2/5/2014

Title: Ordering the rehabilitation or razing and removal of the structures at 438-442 BEACON AVENUE within fifteen (15) days after the January 2, 2014 City Council Public Hearing. (Public hearing held January 2; laid over from January 15) (Amended to remove only with no option for repair)

Sponsors: Russ Stark

Indexes: Substantial Abatement Orders, Ward - 4

Code sections:

Attachments: 1. 438-442 Beacon Ave.OTA 9-18-13.pdf, 2. 438-442 Beacon Ave.PH 10-25-13.pdf, 3. 438-442 Beacon Ave.Photos 9-12-13.pdf, 4. 438-442 Beacon Ave.FTA R-R Ltr.11-26-13, 5. 438-442 Beacon Ave.FTA R-R Ltr.12-18-13, 6. 442 Beacon Ave.Bank of America Ltr.Received 1-13-14, 7. 442 Beacon Ave.Bank of America Ltr.Received 1-21-14, 8. 438-442 Beacon Ave.Brandt R-R Ltr 1-29-14, 9. 442 Beacon Ave.Bank of America Ltr.Received 1-21-14

Date	Ver.	Action By	Action	Result
2/10/2014	3	Mayor's Office	Signed	
2/5/2014	3	City Council	Adopted As Amended	Pass
1/28/2014	2	Legislative Hearings	Referred	
1/15/2014	2	City Council	Referred	Pass
1/2/2014	2	City Council	Laid Over	Pass
11/26/2013	1	Legislative Hearings	Referred	

Ordering the rehabilitation or razing and removal of the structures at 438-442 BEACON AVENUE within fifteen (15) days after the January 2, 2014 City Council Public Hearing. (Public hearing held January 2; laid over from January 15) (Amended to remove only with no option for repair)

AMENDED 2/5/14

WHEREAS, the Department of Safety and Inspections has determined that 438-442 BEACON AVENUE 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: Howard Park Ex S 25 Ft; Lot 77 & All Of Lot 76; 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 October 25, 2013: Stovokor Properties LLC, 4001 Wedgewood Dr, Appleton WI 54913-7129; MERS, PO Box 2026, Flint, MI 48501-2026; Bank of New York Mellon, 101 Barclay Street 4W, New York, NY 10286; Peterson, Fram & Bergman, 55 E Fifth Street #800, Saint Paul, MN 55101-

1197; Union Park District Council; and

WHEREAS, each of these parties was served a written order dated September 18, 2013 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 18, 2013; 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 18, 2013; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on September 19, 2013 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by October 18, 2013, and therefore an abatement hearing was scheduled before the City Council on January 2, 2014 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 hearings on November 26, 2013 and January 28, 2014; and

WHEREAS, a public hearings ~~were was~~ held on January 2, 2014, January 15, 2014 and February 5, 2014, and the 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 438-442 BEACON AVENUE 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 ~~[have]~~ 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, Be It Further

RESOLVED, that the 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. 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).