



Legislation Details (With Text)

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In control: City Council

Final action: 7/15/2015

Title: Ordering the rehabilitation or razing and removal of the structures at 812 COOK AVENUE EAST within fifteen (15) days after the July 15, 2015, City Council Public Hearing. (Amended to grant until November 13, 2015 to rehabilitate or raze the structure)

Sponsors: Dan Bostrom

Indexes: Substantial Abatement Orders, Ward - 6

Code sections:

Attachments: 1. 812 Cook Ave E.PH 6-5-15, 2. 812 Cook Ave E.OTA 5-20-15, 3. 812 Cook Ave E.Fire Report 4-29-15, 4. 812 Cook Ave E.Fire Photos 4-29-15, 5. 812 Cook Ave E.SHPO Form 6-3-15, 6. 812 Cook Ave E.Photos.4-30-15, 7. 812 Cook Ave E.Photos.5-15-15, 8. 812 Cook Ave E.Code Compliance Report.12-11-14, 9. 812 Cook Ave E.C of O Revocation.7-2-14, 10. 812 Cook Ave E.Gelhar Ltr.6-21-15, 11. 812 Cook Ave E.Owner Photos.6-23-15, 12. 812 Cook Ave E.Owner Photos #2.6-23-15, 13. 812 Cook Ave E.Fire Report Disclosure to Nolan.5-21-15, 14. 812 Cook Ave E.Joe Home Repair & Remodeling Ltr Testing Report.5-13-15, 15. 812 Cook Ave E.Joe Home Repair & Remodeling Ltr to Hearing Officer.6-21-15, 16. 812 Cook Ave E.Neighbor Letters of Concern to Hearing Officer.6-23-15, 17. 812 Cook Ave E.Nolan Letter to Hearing Officer.6-23-15, 18. 812 Cook Ave E.Scope of Work by US Props, LLC.6-23-15, 19. 812 Cook Ave E.Reiff Ltr.6-24-15, 20. 812 Cook Ave E.Code Compliance Inspection Addendum.6-29-15, 21. 812 Cook Ave E.Owner Photos.7-14-15, 22. 812 Cook Ave E.Angstrom Analytical Analysis.6-25-15, 23. 812 Cook Ave E.Angstrom Analytical Report.7-7-15, 24. 812 Cook Ave E.Fire Report.6-29-15, 25. 812 Cook Ave E.Scope of Work.7-14-15, 26. 812 Cook Ave E.Reiff Ltr.7-15-15, 27. 812 Cook Ave E.Work Plan Timelines.7-15-15

Date	Ver.	Action By	Action	Result
7/22/2015	3	Mayor's Office	Signed	
7/15/2015	2	City Council	Adopted As Amended	Pass
7/14/2015	2	Legislative Hearings	Referred	
6/23/2015	1	Legislative Hearings	Referred	

Ordering the rehabilitation or razing and removal of the structures at 812 COOK AVENUE EAST within fifteen (15) days after the July 15, 2015, City Council Public Hearing. (Amended to grant until November 13, 2015 to rehabilitate or raze the structure)

AMENDED 7/15/15

WHEREAS, the Department of Safety and Inspections has determined that 812 COOK AVENUE EAST 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: Arlington Hills Add B4045 49 Ex E 3 Ft Of S 65 Ft Lot 2 Blk 10; 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 June 5, 2015: JBB HD One LLC, 7531 E 2nd St, Scottsdale AZ 85251-4503; JBB HD One LLC, 3100 W Lake Street, Suite 430, Minneapolis MN 55416; Lakeview Bank, 9725 163rd Street West, Lakeville MN 55044; and Payne Phalen District 5 Planning Council; and

WHEREAS, each of these parties was served a written order dated June 20, 2015 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 June 4, 2015; 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 June 4, 2015; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on May 21, 2015 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by June 4, 2015, and therefore an abatement hearing was scheduled before the City Council on July 15, 2015 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 June 23, 2015; and

WHEREAS, a public hearing was held on July 15, 2015, 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 812 COOK AVENUE EAST 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 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 by November 13, 2015. And, Be it Further

RESOLVED, that the Council orders that hazardous materials (lead and asbestos) be encapsulated or abated per industrsy best practice standards by August 15, 2015; And Be it Further

RESOLVED, that the Council requires that the owners provide a crime free addendum to their leases; 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).