



Legislation Details (With Text)

File #: RLH RR 15- 44 **Version:** 6

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

In control: City Council

Final action: 11/2/2016

Title: Ordering the rehabilitation or razing and removal of the structures at 689 CONWAY STREET within fifteen (15) days after the December 16, 2015, City Council Public Hearing. (Amend to remove or repair within 180 days)

Sponsors: Jane L. Prince

Indexes: Substantial Abatement Orders, Ward - 7

Code sections:

Attachments: 1. 689 Conway St.OTA 9-11-15, 2. 689 Conway St.PH 10-23-15, 3. 689 Conway St.SHPO Form 10-16-15, 4. 689 Conway St.Code Compliance Inspection 11-4-15, 5. 689 Conway St.Photos Doc 1.9-8-15, 6. 689 Conway St.Photos Doc 2.9-8-15, 7. 689 Conway St.Photos Doc 3.9-8-15, 8. 689 Conway St.Email-Cliff Carey.11-24-15, 9. 689 Conway St.Email-DuPaul.11-16-15, 10. 689 Conway St.HPC Staff Rpt.11-13-15, 11. 689 Conway St.Email-Brostrom.11-18-15, 12. 689 Conway St.HPC Res.11-18-15, 13. 689 Conway St.HPC Packet for CC, 14. 689 Conway St.Dockry R-R Ltr.11-30-15, 15. 689 Conway St.chain emails.1-13-16, 16. 689 Conway St.Contract bid.12-8-15, 17. 689 Conway St.Dockry R-R Ltr.1-13-16, 18. 689 Conway St.Dockry R-R Ltr.3-24-16, 19. 689 Conway St.Work Plan & Budget 6-28-16, 20. 689 CONWAY STREET- Donation Agreement v2-signed, 21. 689 Conway - Addendum 2a signed, 22. 689 Conway - Addendum 3 signed, 23. 689 Conway St.Dockry R-R Ltr.6-30-16, 24. 689 Conway St.Financial Budget estimate.8-9-16, 25. 689 Conway St.Rubenstein R-R Ltr.8-11-16, 26. 689 Conway St.Rubenstein R-R Ltr.9-20-16, 27. 689 Conway St.Land Bank Financing Commitment.9-23-16, 28. 689 Conway St.Rubenstein R-R Ltr.10-3-16, 29. 689 Conway St.Rehab Plan.10-25-16, 30. 689 Conway St.Rubenstein R-R Ltr.10-26-16

Date	Ver.	Action By	Action	Result
11/3/2016	6	Mayor's Office	Signed	
11/2/2016	6	City Council	Adopted As Amended	Pass
10/25/2016	5	Legislative Hearings	Referred	
9/27/2016	5	Legislative Hearings	Laid Over	
8/9/2016	3	Legislative Hearings	Laid Over	
6/28/2016	3	Legislative Hearings	Laid Over	
4/26/2016	3	Legislative Hearings	Laid Over	
3/22/2016	3	Legislative Hearings	Laid Over	
3/8/2016	3	Legislative Hearings	Laid Over	
1/20/2016	3	City Council	Referred	Pass
1/12/2016	2	Legislative Hearings	Referred	
12/16/2015	2	City Council	Referred	Pass
11/24/2015	1	Legislative Hearings	Referred	

Ordering the rehabilitation or razing and removal of the structures at 689 CONWAY STREET within fifteen (15)

days after the December 16, 2015, City Council Public Hearing. (Amend to remove or repair within 180 days)

AMENDED 1/20/16 and 10/5/16 and 11/2/16

WHEREAS, the Department of Safety and Inspections has determined that 689 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 7 Blk 38; 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 23, 2015: MERS, PO Box 2026, Flint MI 48501; Commonsense Mortgage Inc. 3450 Lexington Ave N #110, Shoreview MN 55126; Deutsch Bank National Trust Co, 1761 E St. Andrews Place, Santa Ana CA 92705; Wells Fargo Home Mortgage, Mail Stop (X9400-034), One Home Campus, Des Moines IA 50328; John Dockry, Shapiro & Zielke LLP, 12550 W Frontage Road Suite 200, Burnsville MN 55337; and Dayton's Bluff District 4 Community Council; and

WHEREAS, each of these parties was served a written order dated September 11, 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 October 11, 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 October 11, 2015; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on September 14, 2015 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by October 11, 2015, and therefore an abatement hearing was scheduled before the City Council on December 16, 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 hearings on November 24, 2015, January 12, 2016, March 8, 2016, March 22, 2016, April 26, 2016, June 28, 2016, August 9, 2016, September 27, 2016 and October 25, 2016; and

WHEREAS, a public hearings was were held on December 16, 2015, January 20, 2016, October 5, 2016 and November 1, 2016, 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 689 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 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 45 180 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).