



## Legislation Details (With Text)

**File #:** RLH RR 15-      **Version:** 13  
13

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

**In control:** City Council

**Final action:** 2/1/2017

**Title:** Ordering the razing and removal of the structures at 870 FULLER AVENUE within fifteen (15) days after the June 3, 2015, City Council public hearing. (Public hearing continued from May 18, 2016) (Amend to raze or remove within 90 days)

**Sponsors:** Dai Thao

**Indexes:** Substantial Abatement Orders, Ward - 1

**Code sections:**

**Attachments:** 1. 870 Fuller Ave.OTA 3-6-15, 2. 870 Fuller Ave.PH 4-10-15, 3. 870 Fuller Ave.Photo.6-20-14, 4. 870 Fuller Ave.Photo Doc 1.3-6-15, 5. 870 Fuller Ave.Photo Doc 2.3-5-15, 6. 870 Fuller Ave.Photo Doc 3. 3-5-15, 7. 870 Fuller Ave.SHPO Form 4-16-15, 8. 870 Fuller Ave.Email.4-20-15, 9. 870 Fuller Ave.email updating PO contact info, 10. 870 Fuller Ave.Historic Sites Survey, 11. 870 Fuller Ave.Smith Ltr.5-14-15, 12. 870 Fuller Ave.Chain Emails.5-29-15, 13. 870 Fuller Ave.Barnett Email.6-10-15, 14. 870 Fuller Ave.Vang-Barnett Email.6-11-15, 15. 870 Fuller Ave.Barnett-Vang Chain Email.6-11-15, 16. 870 Fuller.Code Compliance Inspection Report.6-22-15, 17. 870 Fuller Ave.Photos.6-20-14, 18. 870 Fuller Ave.Smith Ltr.6-24-15, 19. 870 Fuller Ave.Title Report.7-14-15, 20. 870 Fuller.Barnett-Finzell Email Chain.7-10-15, 21. 870 Fuller Ave.Barnett Ltr.7-15-15, 22. 870 Fuller Ave.Satisfaction of Mortgage.Western Bank, 23. 870 Fuller Ave.Smith Ltr.7-29-15, 24. 870 Fuller Ave.Smith Ltr.9-24-15, 25. 870 Fuller Ave.Chain emails.10-2-15, 26. 870 Fuller Ave.Barnett R-R Ltr.10-28-15, 27. 870 Fuller Ave.Barnett Email.11-9-15, 28. 870 Fuller Ave.Barnett R-R Ltr.11-12-15, 29. 870 Fuller Ave.Barnett R-R Ltr.12-10-15, 30. 870 Fuller Ave.Lindquist Ltr & Work Plan.12-18-15, 31. 870 Fuller Ave.Krenz Update.1-22-16, 32. 870 Fuller Ave.Summer Smith Email Chain.1-22-16, 33. 870 Fuller Ave.Krenz Ltr.1-27-16, 34. 870 Fuller Ave.Power of Attorney Docs for James Oliver.2-23-16, 35. 870 Fuller Ave.Resignation Letter - Frogtown Rondo Home Fund.2-17-16, 36. 870 Fuller Ave.Krenz Ltr.2-24-16, 37. 870 Fuller Ave.Neighbor email.2-22-16, 38. 870 Fuller Ave.Krenz email.3-21-16, 39. 870 Fuller Ave.Krenz Ltr.3-24-16, 40. 870 Fuller Ave.chain emails.4-28-16, 41. 870 Fuller Ave.Delinquent taxes due, 42. 870 Fuller Ave.Summer Smith Ltr.6-15-16, 43. 870 Fuller Ave.Finzell Ltr.7-27-16, 44. 870 Fuller Ave.Finzell Ltr.10-26-16, 45. 870 Fuller Ave.Finzell R-R Ltr.11-22-16, 46. 870 Fuller Ave.Finzell R-R Ltr.1-11-17

Date	Ver.	Action By	Action	Result
2/3/2017	13	Mayor's Office	Signed	
2/1/2017	13	City Council	Adopted As Amended	
1/10/2017	13	Legislative Hearings	Referred	
11/22/2016	13	Legislative Hearings	Laid Over	
10/25/2016	13	Legislative Hearings	Laid Over	
7/26/2016	13	Legislative Hearings	Laid Over	
6/28/2016	13	Legislative Hearings	Laid Over	
6/14/2016	13	Legislative Hearings	Laid Over	
5/18/2016	12	City Council	Referred	Pass

4/26/2016	11	Legislative Hearings	Referred	
3/22/2016	11	Legislative Hearings	Laid Over	
2/23/2016	11	Legislative Hearings	Laid Over	
1/26/2016	11	Legislative Hearings	Laid Over	
1/6/2016	11	City Council	Referred	Pass
12/22/2015	10	Legislative Hearings	Referred	
12/16/2015	10	City Council	Referred	Pass
12/8/2015	9	Legislative Hearings	Referred	
11/18/2015	9	City Council	Referred	Pass
11/10/2015	8	Legislative Hearings	Referred	
11/4/2015	8	City Council	Referred	Pass
10/27/2015	7	Legislative Hearings	Referred	
10/7/2015	7	City Council	Referred	Pass
9/22/2015	6	Legislative Hearings	Referred	
8/5/2015	6	City Council	Referred	Pass
7/28/2015	5	Legislative Hearings	Referred	
7/15/2015	4	City Council	Referred	Pass
7/14/2015	4	Legislative Hearings	Referred	
6/23/2015	3	Legislative Hearings	Referred	
6/17/2015	3	City Council	Referred	
6/9/2015	2	Legislative Hearings	Referred	
6/3/2015	2	City Council	Referred	
5/12/2015	1	Legislative Hearings	Referred	

Ordering the razing and removal of the structures at 870 FULLER AVENUE within fifteen (15) days after the June 3, 2015, City Council public hearing. (Public hearing continued from May 18, 2016) (Amend to raze or remove within 90 days)

**AMENDED 8/5/15, 10/7/15, 11/4/15, 11/18/15, 12/16/15, 1/6/16, 5/18/16 and 2/1/17**

WHEREAS, the Department of Safety and Inspections has determined that 870 FULLER 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: Milton Addition Lot 3 Blk 3; 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 April 10, 2015: Juanita W Oliver/E Dianne Smith, 870 Fuller Ave, Saint Paul MN 55104-4741; Western State Bank, 663 University Avenue, Saint Paul MN 55104, Associated Bank, 202 Snelling Ave N, Saint Paul MN 55107; and Summit-University Planning Council; and

WHEREAS, each of these parties was served a written order dated March 6, 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 April 5, 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 April 5, 2015; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on March 9, 2015 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by April 5, 2015, and therefore an abatement hearing was scheduled before the City Council on June 3, 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 legislative hearings on May 12, 2015, June 9, 2015, July 14, 2015, July 28, 2015, September 22, 2015, October 27, 2015, December 8, December 22, January 26, 2016, February 23, March 22, June 21, October 25, November 22, 2016 and January 10, 2017; and

WHEREAS, a public hearings ~~were~~ was held on June 3, 2015, June 17, 2015, July 15, 2015, August 5, 2015, October 7, 2015, November 4, 2015, November 18, 2015, December 16, January 6, 2016, July 6, 2016 and February 1, 2017 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 870 FULLER 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 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 90 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).