



Legislation Details (With Text)

File #: RLH RR 17-19 **Version:** 6

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

In control: City Council

Final action: 6/19/2019

Title: Ordering the rehabilitation or razing and removal of the structures at 412 GOODRICH AVENUE within fifteen (15) days after the July 19, 2017 City Council public hearing. (Amend to grant 180 days) (Public hearing continued from September 5, 2018)

Sponsors: Rebecca Noecker

Indexes: Substantial Abatement Orders, Ward - 2

Code sections:

Attachments: 1. 412 Goodrich Ave.OTA 3-27-17, 2. 412 Goodrich Ave.PH 5-5-17, 3. 412 Goodrich Ave.SHPO Form 5-11-17, 4. 412 Goodrich Ave.Photos 12-31-14, 5. 412 Goodrich Ave.Photos 3-24-17 #1, 6. 412 Goodrich Ave.Photos 3-24-17 #2, 7. 412 Goodrich Ave.Email Chain.6-13-17, 8. 412 Goodrich Ave.R-R LO Ltr.6-14-17.pdf, 9. 412 Goodrich Ave.HPC Resolution.6-22-17, 10. 412 Goodrich Ave.HPC Staff Presentation.6-22-17, 11. 412 Goodrich Ave.R-R LO Ltr.6-29-17.pdf, 12. 412 Goodrich.Austin Email.7-17-17, 13. 412 Goodrich Ave.Code Compliance Rpt-Revised.8-7-17, 14. 412 Goodrich AveLBNA Letter of Support.9-12-17.pdf, 15. 412 Goodrich Ave.Land Bank Financing Ltr.9-11-17.pdf, 16. 412 Goodrich Ave.Architect Drawing.9-11-17.pdf, 17. 412 Goodrich Ave.Development Budget Plan & Donation Agreement.9-11-17.pdf, 18. 412 Goodrich Ave.R-R LO Ltr.9-14-17.pdf, 19. 412 Goodrich Ave.R-R LO Ltr.12-26-17.pdf, 20. 412 Goodrich Ave.Proposed Timetable with Historic Information.1-16-18.pdf, 21. 412 Goodrich Ave.Yust Architectural Drawings.1-16-18.pdf, 22. 412 Goodrich Ave.R-R LO Ltr.1-19-18.pdf, 23. 412 Goodrich Ave.Updated Proposed Timetable.3-12-18.pdf, 24. 412 Goodrich Ave.R-R LO Ltr.3-19-18.pdf, 25. 412 Goodrich Ave.Proposal.1-12-18.pdf, 26. 412 Goodrich Ave.Pelco Construction LL Proposal.5-15-18.pdf, 27. 412 Goodrich Ave.Proposed Timetable.Revised 5-22-18.pdf, 28. 412 Goodrich Ave.R-R LO Ltr.5-24-18.pdf, 29. 412 Goodrich Ave.Proposed Timetable.6-26-18.pdf, 30. 412 Goodrich Ave.Restricted Use Appraisal Report.6-26-18.pdf, 31. 412 Goodrich Ave.Archaeological Dig Ad.6-26-18.pdf, 32. 412 Goodrich Ave.R-R LO Ltr.6-28-18.pdf, 33. 412 Goodrich Ave.Luther Frank RE Valuation Appraisal Report.8-14-18.pdf, 34. 412 Goodrich Ave.MN Housing Application.6-12-18.pdf, 35. 412 Goodrich Ave.Maps.pdf, 36. 412 Goodrich Ave.Building Permit.7-25-18.pdf, 37. 412 Goodrich Ave.Yust Plan for DeConstruction of Rear Bldg.8-15-18.pdf, 38. 412 Goodrich Ave.R-R LO Ltr.8-16-18, 39. 412 Goodrich Ave.Proposed Timetable.10-23-18.pdf, 40. 412 Goodrich Ave.R-R LO Ltr.10-25-18.pdf, 41. 412 Goodrich Ave.Carey Ltr.12-13-18, 42. 412 Goodrich Ave.Carey Ltr.12-18-18, 43. 412 Goodrich Ave.Proposed Timetable 12-11-18, 44. 412 Goodrich Ave.R-R LO Ltr.4-11-19.pdf, 45. 412 Goodrich Ave.Proposed Timetable.4-23-19.pdf, 46. 412 Goodrich Ave.Restoration Drawings.4-24-19.pdf, 47. 412 Goodrich Ave.R-R LO Ltr.4-25-19.pdf, 48. 412 Goodrich Ave.Grant Contract.6-11-19.pdf, 49. 412 Goodrich Ave.Closing Notification.6-11-19.pdf, 50. 412 Goodrich Ave.Residential Construction Agreement.6-11-19.pdf, 51. 412 Goodrich Ave.Sworn Construction Statement.6-11-19.pdf, 52. 412 Goodrich Ave.Proposed Timetable.6-11-19.pdf, 53. 412 Goodrich Ave.Mortgage.6-13-19, 54. 412 Goodrich Ave.settlement.6-13-19.pdf, 55. 412 Goodrich Ave.Vang-Carey email.6-14-19.pdf, 56. 412 Goodrich Ave.Vang-Carey email.7-3-19.pdf

Date	Ver.	Action By	Action	Result
6/25/2019	6	Mayor's Office	Signed	
6/19/2019	6	City Council	Adopted As Amended	Pass
6/11/2019	5	Legislative Hearings	Referred	
4/23/2019	5	Legislative Hearings	Laid Over	

4/9/2019	5	Legislative Hearings	Laid Over	
12/11/2018	5	Legislative Hearings	Laid Over	
10/23/2018	5	Legislative Hearings	Laid Over	
9/5/2018	5	City Council	Referred	
8/14/2018	4	Legislative Hearings	Referred	
6/26/2018	4	Legislative Hearings	Laid Over	
5/22/2018	4	Legislative Hearings	Laid Over	
3/21/2018	4	City Council	Referred	Pass
3/13/2018	3	Legislative Hearings	Referred	
1/16/2018	3	Legislative Hearings	Laid Over	
10/11/2017	3	City Council	Referred	Pass
10/5/2017	3	Mayor's Office	Signed	
10/4/2017	3	City Council	Adopted	Pass
9/12/2017	2	Legislative Hearings	Referred	
7/19/2017	2	City Council	Referred	Pass
6/27/2017	1	Legislative Hearings	Referred	
6/13/2017	1	Legislative Hearings	Laid Over	

Ordering the rehabilitation or razing and removal of the structures at 412 GOODRICH AVENUE within fifteen (15) days after the July 19, 2017 City Council public hearing. (Amend to grant 180 days) (Public hearing continued from September 5, 2018)

AMENDED 6/19/19

WHEREAS, the Department of Safety and Inspections has determined that 412 GOODRICH 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: Winslows Addition Ex E 6 Ft The E 1/2 Of Lot 5 And N 9 Ft Mol Of That Part Of Lot 12 Adj The Above Desc Part Of Lot 5 Blk 18; 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 May 5, 2017: Timothy Murphy, 1254 Hosford Street, Hudson WI 54016-9229; Hiawatha National Bank, 2212 Crestview Drive, Hudson WI 54016; and West Seventh/Fort Road Federation; and

WHEREAS, each of these parties was served a written order dated March 27, 2017 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 26, 2017; 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 26, 2017; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on March 28, 2017 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by April 26, 2017, and therefore an abatement hearing was scheduled before the City Council on July 19, 2017 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 June 13, 2017, June 27, 2017 September 12, 2017, January 16, 2018, March 13, 2018, May 22, 2018, June 26, 2018, August 14, 2018, October 23, 2018, December 11, 2018, April 9, April 23 and June 11, 2019 ; and

WHEREAS, public hearing were held on July 19, 2017, October 4, 2017, October 11, 2017, March 21, 2018, September 5, 2018 and June 19, 2019 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 412 GOODRICH 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 45 180 days. 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 December 10, 2019 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 January 8, 2020 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).