



## Legislation Details (With Text)

**File #:** RLH RR 21- 40      **Version:** 1

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

**In control:** City Council

**Final action:** 4/28/2021

**Title:** Granting a 180 day stay of enforcement of RLH RR 19-23, ordering the demolition for 1179 SEVENTH STREET EAST, to Rashad Kennedy of That Property Place and Quintus Pillai of Pillai Builders.

**Sponsors:** Nelsie Yang

**Indexes:** Special Tax Assessments, Ward - 6

**Code sections:**

**Attachments:** 1. 1179 Seventh Street E.Aderinkomi Ltr.8-27-20.pdf, 2. 1179 Seventh Street E.Aderinkomi Ltr.9-4-20, 3. 1179 Seventh Street E.Aderinkomi R-R Ltr.9-11-20.pdf, 4. 1179 Seventh Street E.Aderinkomi R-R Ltr.9-30-20.pdf, 5. 1179 Seventh St E.Email and Cancellation of Contract.10-5-20.pdf, 6. 1179 Seventh St E.Email chain.10-6-20.pdf, 7. 1179 Seventh St E.Email chain.10-7-20.pdf, 8. 1179 Seventh St E.Email chain & Letter to Council.10-7-20.pdf, 9. 1179 Seventh St E.Zimny SHPO email.11-9-20, 10. 1179 Seventh St E.Vang-Aderinkomi email.12-3-20.pdf, 11. 1179 Seventh St E Resolution, 12. 1179 Seventh S E.Aderinkomi R-R Ltr.12-11-20, 13. 1179 Seventh St E.Oyinloye email to LH staff.12-9-20.pdf, 14. 1179 Seventh St E.Beacon email.12-23-20, 15. 1179 Seventh St E.minutes.12-22-20, 16. 1179 Seventh St E.MNAR - Commercial Purchase Ag.1-5-21, 17. 1179 Seventh St E.Concept Design LOA.1-5-21, 18. 1179 Seventh St E.Proposed Action Plan(s) .1-5-21, 19. 1179 Seventh Street E.Aderinkomi Revised R-R Ltr.12-23-20, 20. 1179 Seventh Street E.Aderinkomi R-R Ltr.1-15-21, 21. 1179 Seventh St E.Sworn Construction.4-20-21.pdf, 22. 1179 Seventh St E.Affidavit.4-20-21.pdf, 23. 1179 Seventh St E.Closing Documents.4-20-21.pdf

Date	Ver.	Action By	Action	Result
4/30/2021	1	Mayor's Office	Signed	
4/28/2021	1	City Council		

Granting a 180 day stay of enforcement of RLH RR 19-23, ordering the demolition for 1179 SEVENTH STREET EAST, to Rashad Kennedy of That Property Place and Quintus Pillai of Pillai Builders.

WHEREAS, on August 12, 2020, the Saint Paul City Council adopted Council File RLH RR 19-23, which ordered the removal of 1179 Seventh Street East within 15 days; and

WHEREAS, following the Council decision on the matter a request was made by Michael Aderinkomi, Amazing Homes Ecclesia LLC, to review this case again and consider granting a stay of enforcement; and

WHEREAS, a letter to Mr. Aderinkomi was sent September 4, 2020 indicating the criteria against which his request for a stay of enforcement, which included,

1. initiating legal proceedings to cancel the Contract for Deed of the Apostolic Minnesota Church Assembly;
2. posting a \$10,000 performance deposit with Department of Safety and Inspections; and
3. maintaining the property;

WHEREAS, the September 4, 2020 letter further indicated that if the above conditions were met, the legislative hearing officer would recommend the Council grant additional time for

4. selling of the property per Mr. Aderinkomi's stated intention;
5. providing a detailed scope of work and contractor bids (to be completed by purchaser/developer); and
6. providing evidence of financing sufficient to execute the scope of work (to be completed by purchaser/developer); and

WHEREAS, conditions 1, 2 and 3 were met and the Legislative Hearing Officer recommended that the Council stay enforcement of Council File RLH RR 19-23, which ordered the removal of 1179 Seventh Street East within 15 days; and

WHEREAS, Legislative Hearing Officer recommended that the City Council stay enforcement of RLH RR 19-23 until January 1, 2021 in order that the contract for deed cancellation process may be completed and possible redevelopment plans be completed; and

WHEREAS, the Legislative Hearing Officer conducted a Legislative Hearing on December 8 and December 22, 2020 in order to assess progress in meeting conditions 4-6 enumerated above for later Council consideration of an additional stay of enforcement; and

WHEREAS, the Legislative Hearing Officer found in these hearings that no sale or redevelopment plans for the property were forthcoming; and

WHEREAS, a purchase agreement was executed by Michael Aderinkomi, representing Amazing Homes Ecclesia LLC (Seller) and Rashad Kenney, representing That Property Place (Purchaser) on January 4, 2021 was provided to the Legislative Hearing Officer Tuesday January 5, 2021, as well as 1-page draft action plan and 1-page letter of agreement with an architectural firm; and

WHEREAS, the above submitted materials did not include items addressing conditions 5 and 6 above; and

WHEREAS, the Legislative Hearing Officer will be reviewing the submissions in Legislative Hearing on January 12, 2021 in order to develop a recommendation on whether the Council should extend its stay of enforcement of RLH RR 19-23 again;

WHEREAS, the Legislative Hearing Officer's recommendation to the City Council is to grant an additional stay, to April 16, 2021 in order that Rashad Kenney, representing That Property Place may 1) develop and submit for consideration rehabilitation plans; 2) evidence of financing sufficient to execute these plans; and 3) post a \$10,000 performance deposit, as the existing performance deposit will not be carried over from the current owner;

WHEREAS, the Legislative Hearing Officer review this again on April 13, 2021 and recommends granting a 180 days stay of enforcement, as the purchasers, Rashad Kennedy, representing That Property Place and Quintus Pillai, representing Pillai Builders, owners of 1179 Seventh Street east, as of April 19, 2021, met the following conditions by noon on Monday April 26, 2021,

1. submitted work plan, sworn construction statement or scope of work;
2. provided evidence of financing sufficient to completing the rehabilitation;
3. provided an affidavit indicating the finances will be dedicated to completing the project; Now,

Therefore, Be It,

RESOLVED, that the City 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 to make the structure (s) safe and code compliant, or shall raze and remove the structure(s) within 180 days after the City Council Public Hearing. And, Be it Further

RESOLVED, that a Legislative Hearing is scheduled for October 26, 2021 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 November 17, 2021 for its consideration; And, Be It Further

RESOLVED, that if the necessary corrective action has not been taken within the time allotted, the City Council may revoke the \$10,000 performance deposit in part or in whole and the Department of Safety and Inspections may be 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).