City Hall and Court House
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City of Saint Paul

Legislation Details (With Text)

File #:	RLH RR 20-22 **Version:** 11		
Type:	Resolution LH Substantial Abatement Order	**Status:**	Passed
		In control:	City Council
		Final action:	7/12/2023

Title: Ordering the rehabilitation or razing and removal of the structures at 678 SNELLING AVENUE NORTH within fifteen (15) days after the May 27, 2020 City Council public hearing. (Amend to 180 days)

Sponsors: Mitra Jalali

Indexes: Substantial Abatement Orders, Ward - 4

Code sections:

Attachments: 1. 678 Snelling Ave N.OTA 2-12-20, 2. 678 Snelling Ave N.PH 3-20-20, 3. 678 Snelling Ave N.SHPO 3-12-20, 4. 678 Snelling Ave N.Photos 10-5-16, 5. 678 Snelling Ave N.Photos #1.2-6-20, 6. 678 Snelling Ave N.Photos #2.2-6-20, 7. 678 Snelling Ave N.Team Inspection Report 5-27-20.pdf, 8. 687 Snelling Ave N.L&S Service.pdf, 9. 678 Snelling Ave N.chain email.4-24-20.pdf, 10. 678 Snelling Ave N.Steen Zimny emails.5-15-20, 11. 678 Snelling Ave N.Mudge-Hamline Letter email.6-22-20.pdf, 12. 678 Snelling Ave N.Steen Ltr to LHO.9-2-20.pdf, 13. 678 Snelling Ave.Purchase Agreement.9-17-20, 14. Chapter 33. - Building Code and Inspection, 15. 678 Snelling Ave N.Warranty Deed Signature.1-15-21, 16. 678 Snelling Ave.Funding Sources.1-20-21, 17. 678 Snelling Ave.Eagle Creek Title Purchase Agreement.1-15-21, 18. 678 Snelling Ave E.Kugler Zimny email.5-10-21, 19. 678 Snelling Ave N. Kugler Zimny email.7-6-21, 20. 678 Snelling Ave N.Kugler Water update.8-19-21, 21. 678 Snelling Ave N.Gelgelu email.2-21-22, 22. 678 Snelling Ave N.Fire Report 2.22.22.pdf, 23. 678 Snelling Ave N.email chain.2-23-22.pdf, 24. 678 Snelling Ave N.photo.2-28-22.pdf, 25. 678 Snelling Ave N.Kugler email.4-15-22, 26. 678 Snelling Ave N.Zimny email.4-22-22, 27. 678 Snelling Ave N.St Paul Property Inventory Form 4-1-18.pdf, 28. 678 Snellling Ave N. Kimley Horn Fire Assessment Report.5.6.22, 29. 678 Snelling Ave N.Moermond-Karpen email 5-12-22.pdf, 30. 678 Snelling Ave N.Little Africa Plaza- rendering 8-7-22, 31. 678 Snelling Ave N.Feasibility Work Summaries.pdf, 32. 687 Snelling Ave N.JZ Letters sent 2020-2023.pdf, 33. 678 Snelling Ave N.Gelgelu R-R Ltr.3-31-23, 34. 678 Snelling Ave N.Report to the City of Saint Paul Legislative Hearing Commission - 5.18.2023, 35. 678 Snelling Ave N.Gelgelu R-R Ltr.5-26-23, 36. 678 Snelling Ave N.Construction Plan.submitted 6-13-23, 37. 678 Snelling Ave N.Gelgelu R-R Ltr.6-26-23, 38. 678 Snelling Ave N.Kugler email chain. 6-26-23, 39. 678 Snelling Ave N.Kugler Email Chain.6-27-23, 40. 678 Snelling Ave.2022 Neighborhood STAR Award.submitted 6-27-23, 41. 678 Snelling Ave N.Otto Bremer Trust award.submitted 6-27-23, 42. 678 Snelling Ave N.Kugler email + attachment to construction plan.submitted 6-27-23, 43. 678 Snelling Ave N.Moermond-Kugler Email.6-28-23, 44. 678 Snelling Ave N.Moermond email.9-25-23

Date	Ver.	Action By	Action	Result
7/14/2023	11	Mayor's Office	Signed	
7/12/2023	11	City Council	Adopted As Amended	Pass
6/13/2023	10	Legislative Hearings	Referred	
5/22/2023	10	Legislative Hearings	Laid Over	
3/28/2023	10	Legislative Hearings	Laid Over	
2/15/2023	10	City Council	Referred	
1/24/2023	9	Legislative Hearings	Referred	

11/8/2022	9	Legislative Hearings	Laid Over	
10/25/2022	9	Legislative Hearings	Laid Over	
7/20/2022	9	City Council	Referred	
6/14/2022	8	Legislative Hearings	Referred	
5/10/2022	8	Legislative Hearings	Laid Over	
4/26/2022	8	Legislative Hearings	Laid Over	
3/29/2022	8	Legislative Hearings	Laid Over	
12/14/2021	8	Legislative Hearings	Laid Over	
10/26/2021	8	Legislative Hearings	Laid Over	
10/6/2021	8	City Council	Referred	Pass
9/14/2021	7	Legislative Hearings	Referred	
8/10/2021	7	Legislative Hearings	Laid Over	
7/27/2021	6	Legislative Hearings	Referred	
7/7/2021	6	City Council	Referred	Pass
6/29/2021	5	Legislative Hearings	Referred	
5/12/2021	4	City Council	Referred	Pass
5/11/2021	4	Legislative Hearings	Referred	
4/27/2021	3	Legislative Hearings	Referred	
4/13/2021	3	Legislative Hearings	Laid Over	
3/9/2021	3	Legislative Hearings	Laid Over	
1/26/2021	3	Legislative Hearings	Laid Over	
1/20/2021	3	City Council	Referred	Pass
12/22/2020	2	Legislative Hearings	Referred	
12/8/2020	2	Legislative Hearings	Laid Over	
9/22/2020	2	Legislative Hearings	Laid Over	
9/8/2020	2	Legislative Hearings	Laid Over	
6/23/2020	2	Legislative Hearings		
5/27/2020	2	City Council		
5/12/2020	1	Legislative Hearings	Referred	
4/28/2020	1	Legislative Hearings	Laid Over	

Ordering the rehabilitation or razing and removal of the structures at 678 SNELLING AVENUE NORTH within fifteen (15) days after the May 27, 2020 City Council public hearing. (Amend to 180 days)

AMENDED 7/12/23

WHEREAS, the Department of Safety and Inspections has determined that 678 SNELLING AVENUE NORTH 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: LINDEMANN PLACE LOTS 9 AND LOT 10 BLK 2; 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 February 12, 2020: SG National LLC, Attention David Malanga 1185 Sixth Ave 10th Flr, New York NY 10036-2604; and Hamline Midway Coalition; and

WHEREAS, each of these parties was served a written order dated February 12, 2020 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 March 13, 2020; 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 March 13, 2020; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on February 13, 2020 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by March 13, 2020, and therefore an abatement hearing was scheduled before the City Council on May 27, 2020 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 April 28, 2020, May 12, June 23, 2020, September 22, December 8 and December 22, 2020, January 26, 2021, March 9, April 13, April 27, 202 and May 11, 2021, June 29, 2021, July 7, July 27, August 10, September 14, October 26, December 14, 2021, March 29, April 26, May 10, June 14, 2022, October 25, November 8, January 24, 2023, March, May 22 and June 13, 2023; and

WHEREAS, ~~a~~ public hearings were ~~was~~ held on May 27, 2020, January 20, 2021, May 12, 2021, July 7, 2021, October 6, 2021 and July 20, 2022, February 15, 2023, July 12, 2023 and the City 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 678 Snelling Avenue North 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; and
3. That the owners, interested parties or responsible parties have not [have] 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 after the City Council Public Hearing; And, 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 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~~ 180 days after the City Council Public Hearing; And, Be it Further

RESOLVED, that the 180-day grant of time is made in consideration of the agreement between the building's ownership and City of Saint Paul, as follows:

1. AEDS shall provide within 3-4- weeks a letter/written statement from their accountant or auditor that the following already-dispersed grant funds ($1,055,000), have been retained by AEDS for the purpose of rehabbing this property: a) Otto Bremer Trust $500,000; (b) Bigelow Foundation $200,000; (c) St. Paul Foundation $150,000; (c) Hardenbergh Foundation $100,000; (d) McKnight Foundation $100,000; and (e) Neighborhoods United Funding Collaborative $5,000.
2. If any of the above grant funds have been expended already for purposes of the rehabilitation, the accountant or auditor shall specify in a letter/written how these funds were used.
3. At the review of the order, 180 days after Council action to grant that time for the rehab, executed loan/grant agreement documentation on the following shall be provided: (a) Year-Round Star grant $65,000; (b) Ramsey County Critical Corridors Grant $103,507; (c) St Paul Foundation DEED Main Street Grant $750,000; (d) State Appropriation $1,500,000; (e) Sunrise Bank Loan $615,000; and (f) HRA Request $1,085,213.
4. If any of the above funds have been expended already for purposes of the rehabilitation, accountant or auditor shall specify how these funds were used.
5. If any of the agreements have not been executed, specific updates shall be provided and if the Sunrise Bank Loan has not been executed, replacement funds must be in place.
6. Upon agreement to these terms, plan review can begin immediately.
7. Upon receipt of the accountant/auditor letter described in #1, permits may be issued and work can be initiated.

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 January 23, 2024 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 February 14, 2024 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~~ 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).