



Legislation Text

File #: SR 17-83, **Version:** 1

Reconsidering enforcement of Council File No. RLH RR 17-2, an Order to Raze or Remove the structures at 865 YORK AVENUE.

WHEREAS, a public hearing was held on February 1, 2017 and April 19, 2017 in the matter of Order to Remove or Repair the Structures at 865 York Avenue, and the Saint Paul Council granted 15 days for the razing and removal of the building(s) at this property as the owner of the property, Owner, Ocwen Loan Servicing LLC, did not provide plans to meet the following conditions by April 19: 1) a work plan with timelines for the completion of the rehab of the building; and 2) a notarized bank statement showing the financial wherewithal to complete the rehab of the property.

WHEREAS, 865 York Avenue was conveyed to Freddie Mac after the City Council took action on this matter, resulting in the inability of the Department of Safety and Inspections to abate the nuisance conditions; and

WHEREAS, the a rehabilitation proposal has come forward from a prospective owner and it is the practice of the City Council to consider proposals in these circumstances; and

WHEREAS, the prospective purchaser has been informed that the following conditions must be met prior to any Council consideration of Council File RLH RR 17-2, the Stay of Enforcement of the Order to Abate this Nuisance Building

1. post a \$5,000 performance deposit must be posted with the Department of Safety and Inspections - this deposit will be returned with interest if the rehabilitation is completed within the time granted;
2. provide a signed purchase agreement;
3. provide a work plan, including timelines, for completing the work in accordance with the Code Compliance Inspection Report;
4. provide documentation of financial capacity to complete the project (construction loan, line of credit or a bank statement) - this includes an affidavit, if using a bank statement, from the buyer indicating the ability to pay for the repairs; and
5. complete and file a vacant building registration form with the Department of Safety and Inspections; Now, therefore, be it

RESOLVED, if these conditions are met, as determined by the Legislative Hearing Officer and Code Enforcement Manager, a resolution granting a stay in the implementation of 865 York Avenue will be forwarded for Council consideration and approval.