



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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Marcia Moermond, Legislative Hearing Officer  
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October 26, 2018

Mark Drexler  
1140 Glendon St N  
Maplewood, MN 55119-3631

VIA EMAIL: [mark.drexler@bsci.com](mailto:mark.drexler@bsci.com)

Re: Appeal for Property at 1816 Minnehaha Ave East

Dear Mr. Drexler:

This letter is to confirm the results of your Legislative Hearing on September 25, 2018. I apologize for the delay. In the hearing we discussed, at some length, the conditions under which a *Conditional* Code Compliance Certificate could be issued, which would allow the property to be released from the Vacant Building Program. These are the conditions, as established by Building Inspector Jim Seeger and agreed to by me.

- There will need to be 2 building permits, rather than the usual 1 for the work on a Category 2 Registered Vacant Building. The first permit will be for the work to get to the point where a Conditional Certificate of Code Compliance could be issued. The second would be for the work which needs to be done after that.
- The upper level needs to be stabilized and the structural problems corrected. The upper level will need to be insulated, whether it is put on the upper level or main floor ceiling, heat loss through the main floor ceiling needs to be prevented. This condition does not necessitate drywall installation on the second floor.
- The exterior needs to be addressed, including the roofing and siding, exterior framing and insulation of the walls.
- The first floor will need to meet code in terms of heating and insulation.
- The house needs a fully functioning bathroom. We understand your intention is to put this in the basement.

If these things are completed, a Conditional Certificate of Code Compliance would be issued and you would be provisionally released from the Vacant Building Program. Mr. Seeger is willing to grant an additional 6 months for the completion of the work under separate permits and issuance of a Certificate of Code Compliance. The house may not be re-occupied without this Certificate.

My recommendation to the Council on your appeal is that they waive your vacant building fee for 90 days. Your appeal of the Vacant Building Registration is scheduled to go before Council on November 7, 2018 at 3:30, should you wish to be heard on the matter. I will also recommend that your annual vacant building fee be reduced by half if you receive your Conditional Certificate of Code Compliance within 6 months.

Sincerely,

*Marcia Moermond*

Marcia Moermond  
Legislative Hearing Officer

cc: Steve Ubl  
Jim Seeger  
Steve Magner  
Vacant Building Supervisors