



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

MAY 24 2022

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul)(if cash: receipt number 536246)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, June 7, 2022

Location of Hearing:
 Telephone: you will be called between
1:00 p.m. & 3:00 p.m.

In person (Room 330 City Hall) at: _____
(required for all Fire C of O revocation & vacate; Condemnation orders)

*call cell **

Address Being Appealed:

Number & Street: 976 Bush Ave. E City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Demian Moore, RCCS/RSL Email dmoore@rccsdayone.net

Phone Numbers: Business 651-529-1625 Residence _____ Cell *202-257-0522

Signature: [Signature] Date: _____

Name of Owner (if other than Appellant): Everest MN Properties LLC

Mailing Address if Not Appellant's: 3059 Limerick St. Prior Lake, MN 55372-8778

Phone Numbers: Business _____ Residence _____ Cell 612-910-5056

What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/
- Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration See attachment 1
- Other (Fence Variance, Code Compliance, etc.)

Attachment 1

Date: May 24, 2022

RE: Application for Appeal
976 Bush Ave. E, St. Paul, MN 55106
Customer #: 1606021
Bill #: 1657265

To Whom it May Concern:

This is an attachment to the above referenced Appeal regarding a vacant building registration notice for 976 Bush Ave. My name is Demian Moore. I am the Operations Manager for Restoration Counseling & Community Services LLC (RCCS).

RCCS is currently leasing the referenced property from Everest MN LLC. We began our relationship with Everest in the summer/fall of 2021. At that time the building was occupied by tenants that were in the process of vacating their units. At this time we were dealing with a property manager representing Everest named Angela.

As the building was becoming vacated, we learned of a flooding issue in the basement unit that the City of St. Paul had become involved in. We were assured by Angela that this was all being taken care of. As 2021 turned into 2022 and the existing tenants had fully vacated the building, we learned that the flooding issue in the basement unit had not yet been taken care of.

Sometime in the Winter/early Spring of 2022 we learned that Angela was no longer working with Everest. We eventually were able to contact the new property manager, Alyssa. We established a good relationship. But, we eventually learned that Alyssa was completely unaware of the issues with the basement apartment unit, which had still not been completely taken care of at this time. This included that Alyssa was never made aware of any issues or violations with the City of St. Paul regarding the property.

Once Alyssa became aware of the past basement flooding, and the fact that it had not yet been fully resolved, she immediately began taking care of the problem by having drain tile installed in the basement unit, as well as a sump pump installed.

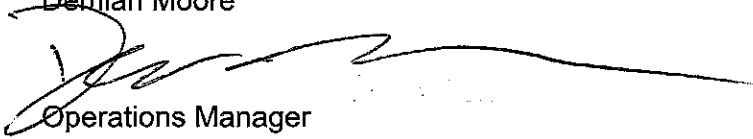
It is my understanding and belief that, as soon as the current property manager Alyssa was made aware of the issues with the property, she immediately and diligently went to work to attempt to correct them. I do not know of any outstanding issues that have not been resolved at this time.

On our side of the responsibility, we neglected to begin the Change of Use application permit process in a timely manner, as we were focused on the on-going resolution of the issues raised by the City. At this time we have filed the change of use application and are in the process of

addressing any resulting issues raised by the City Plans Examiner, Dori Duresne. Other than the completion of the change of use permit application, we do not know of any unresolved issues regarding the health and safety use of this property.

Please let me know if there are any follow-up questions or clarifications.

Thank you,
Demian Moore

A handwritten signature in black ink, appearing to read 'Demian Moore', written over a horizontal line.

Operations Manager
Restoration Counseling & Community Services
dmoore@rccsdayone.net
651-529-1625



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

May 20, 2022

Everest Mn Properties Llc
3059 Limerick St
Prior Lake MN 55372-8778

Customer #:1606021

Bill #: 1657265

VACANT BUILDING REGISTRATION NOTICE

The premises at **976 BUSH AVE**

55106

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Payment must be received by June 20, 2022 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , James Hoffman, at 651-266-1947 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, James Hoffman, at 651-266-1947.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: jh
vb_registration_notice 11/14