

RLH VBR 17-72



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED  
OCT 13 2017  
CITY CLERK

### We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number \_\_\_\_\_)
  - 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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, _____  Time _____ <b>Location of Hearing:</b> Room 330 City Hall/Courthouse
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### Address Being Appealed:

Number & Street: 1779 Montreal Ave City: St Paul State: MN Zip: \_\_\_\_\_

Appellant/Applicant: Douglas Grimm, Real Estate Broker Email: doug@ipa-mn.com

Phone Numbers: Business 651-489-3322 Residence \_\_\_\_\_ Cell 651-338-4952

Signature: [Signature] Date: 9/27/2017

Name of Owner (if other than Appellant): Richard and Judith Loomis

Mailing Address if Not Appellant's: N/A

Phone Numbers: Business n/a Residence n/a Cell n/a

### 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
- Other (Fence Variance, Code Compliance, etc.)

**Comments:**  
 Richard and Judith Loomis are both deceased. The family does not have the desire or means to deal with the property. We have a purchase agreement with them to purchase the property. We will be redeeming the property from foreclosure at the end of the foreclosure redemption period which ends 10/18/2017. We intend to request code compliance inspections, then remodel the property and bring it up to code and sell to a new family or individual.



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989

Facsimile: 651-266-1919

[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

September 21, 2017

Seterus, Inc  
14523 SW Millikan Way Ste 200  
Beaverton OR 97005

## VACANT BUILDING REGISTRATION FEE WARNING LETTER

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$2,127.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

***The fee for the vacant building located at 1779 MONTREAL AVE is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.***

### DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

**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 owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

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

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

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.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Matt Dornfeld, at 651-266-1902.

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

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.

Steve Magner  
Vacant Buildings Program Manager

**Enclosures: Regulations Requirements Information  
Vacant Building Registration Form**

SM: md  
vb\_warning\_letter 2/15

Also Sent To:  
Safeguard Properties 7887 Safeguard Circle Valley View OH 44125



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
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Steve Magner  
Vacant Buildings Program Manager

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SM: md  
vb\_warning\_letter 2/15

Also Sent To:  
Seterus, Inc 14523 SW Millikan Way Ste 200 Beaverton OR 97005



**City of Saint Paul**  
Department of Safety and Inspections  
**VACANT BUILDING REGISTRATION FORM**

Date:

Address of Property: 1779 Montreal Ave. St. Paul

Planned disposition of this building (please check one):

I plan to rehabilitate this structure commencing (date): 10-25-2017

I plan to demolish (wreck and remove) this building by (date): \_\_\_\_\_

I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

This building is vacant as a result of fire damage. The fire occurred on (date) \_\_\_\_\_. I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: \_\_\_\_\_

Persons who will be responsible for compliance with the requirements of ordinance:

NAME	<sup>COMPANY</sup> <del>ADDRESS</del>	<del>HOME NO.</del>	WORK NO.
Doug Grimm	Northern Value Group	651-489-3322	
	(Grimm & Associates) Broker		

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	HOME NO.	WORK NO.

<p><u>Doug Grimm</u> <b>Print Your Name (legibly)</b></p> <p><u>[Signature]</u> <b>Signature</b></p> <p><u>7-6-74</u> <b>Date of Birth</b></p> <p><u>PO Box 120678</u> <b>Address</b></p> <p>_____ <b>City</b>                      <b>State</b>                      <b>Zip</b></p> <p>_____ <b>main contact telephone</b>                      <b>alternate phone</b></p> <p>_____ <b>Email address</b></p>	<p><b>INSTRUCTIONS:</b></p> <p><i>Complete and return this form with your VB registration fee payment of <del>\$200.00</del> \$2,127.<sup>00</sup></i></p> <p><b>Make checks payable to: City of Saint Paul</b></p> <p><i>Credit cards are accepted</i></p> <p><b>Make Payment at, or mail payment to:</b></p> <p><b>City of Saint Paul</b> <b>Department of Safety and Inspections</b> <b>Code Enforcement – Vacant Buildings</b> <b>375 Jackson Street, Suite 220</b> <b>St. Paul, MN 55101-1806</b></p> <p><i>Thank you for your cooperation</i></p>
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