



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

MAY 16 2014

CITY CLERK

We need the following to process your appeal:

- ✓ \$25 filing fee payable to the City of Saint Paul (if cash: receipt number check 7308)
 - ✓ 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, May 20, 2014

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1969 Maryland Ave E City: St Paul State: MN Zip: _____

Appellant/Applicant: Claudia Kieffer Email ckieffer_kayakrandr@outlook.com

Phone Numbers: Business 763-390-3056 Residence _____ Cell _____

Signature: [Signature] Date: 5/08/14

Name of Owner (if other than Appellant): Kayak Remodeling and Redevelopment, LLC

Mailing Address if Not Appellant's: 951 Hillwind Rd NE, Fridley, MN 55432

Phone Numbers: Business 763-390-3056 Residence _____ Cell _____

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
- Code Enforcement Correction Notice
- ✓ Vacant Building Registration
- Other

Vacant Building Renewal Notice, Closing statement
from when we purchased the property, The Purchase
Agreement between Kayak Remodeling and Jerry Xiong,
the owner/occupant purchaser, the notice of closing
from the title company showing the date and time
of the closing, A check for \$25.00 filing fee, plus
a check in the amount of \$360.00 for what we feel we owe.



KAYAK Remodeling and Redevelopment, LLC
951 Hillwind Rd NE
Fridley, MN 55432

May 8, 2014

Saint Paul City Council
Legislative Hearings
310 City Hall, 15 W Kellogg Blvd
Saint Paul, MN 55102
Phone: 651-266-8585

RE: 1969 Maryland Ave E

Dear Appeals Board:

We received a VACANT BUILDING REGISTRATION RENEWAL NOTICE on a property we recently purchased. We renovated the house and sold it to an owner occupant who will be closing on it May 27, 2014, which is 4 days after the fee is due.

I am enclosing the following documentation for your review:

1. The Renewal Notice
2. The Closing Statement from when we purchased the property (which was 2/20/14)
3. The Purchase Agreement between Kayak Remodeling and Redevelopment and the new homeowner (Jerry Xiong, who will be an owner occupant)
4. The notice of closing from the title company, showing the closing date and time

We are appealing the Vacant Building Registration Fee due to the fact that we will have only owned the property for a little more than 90 days before the new homeowner moves in. We have put a substantial amount of renovation improvements and dollars into this property and in a relatively short timeframe have turned a once vacant, foreclosed, nuisance property in to a very nice place for someone to call home.

I do understand the necessity of the fee, however I do question why we would be responsible for the entire yearly fee since we have only owned the property for approximately 3 months. I am enclosing a check in the amount of \$360.00 which is equal to 3 months of the yearly fee you are charging. If this is acceptable, I see no need to go through with the appeal, but please let me know so I can plan accordingly.

Please feel free to contact me with any questions.

Sincerely,



Claudia Kieffer

Vice President of Operations

Phone: 763-390-3056

Email: ckieffer_kayakrandr@outlook.com

Enclosures



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

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

651-266-8989

651-266-1919

www.stpaul.gov/dsi

April 23, 2014

Kayak Remodeling And Redevelopment Llc
951 Hillwind Rd Ne
Fridley MN 55432-5911

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at

1969 MARYLAND AVE E

you are required by law to register this building with the Department of Safety and Inspections on the form provided with this letter and to pay the annual Vacant Building registration fee of **\$1,440.00**. The purpose of this fee is to provide partial reimbursement to the City for administrative costs. This fee is due annually as required in Saint Paul Legislative Code Chapter 43.

The renewal due date for this building is May 23, 2014. The annual registration fee and the enclosed registration form for this building is due on the renewal date. If you pay by mail, please fill in the enclosed registration form and return it with your payment.

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.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

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

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.

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, Rich Singerhouse, at 651-266-1945 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, Rich Singerhouse, at 651-266-1945.

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: rs
vb_registration_renewal_notice 11/12

Copies of this letter have been sent to:

Secretary Of Housing And Urban Dev 4400 Will Rogers Pky Ste 300 Oklahoma City OK 73108-1870



A. Settlement Statement (HUD-1)

Form Approved OMB No. 2502-0265

B. Type of Loan		6. File Number:		7. Loan Number:		8. Mortgage Insurance Case Number:	
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins.		FR-1401-1063					
4. <input type="checkbox"/> VA 5. <input checked="" type="checkbox"/> Conv. Ins 6. <input type="checkbox"/> None (Cash)		C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts Paid to and by the settlement agent are shown. Item marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower:		E. Name & Address of Seller:		F. Name & Address of Lender:			
Kayak Remodeling and Redevelopment, LLC		The Secretary of Housing and Urban Development 277-102212		Sunrise Banks			
951 Hillwind Road NE Fridley, MN 55432		1670 Broadway, 21st Floor Denver, CO 80202		200 University Ave. West St. Paul, MN 55103			
G. Property Location:		H. Settlement Agent:		I. Settlement Date:			
1969 Maryland Avenue East St. Paul, MN 55119 COUNTY: Ramsey		Liberty Title, Inc. 951 Hillwind Road Fridley, MN 55432		February 20, 2014			
951 Hillwind Road NE Fridley, MN 55432		Place of Settlement: 951 Hillwind Road Fridley, MN 55432		Disbursement Date: February 20, 2014			
PARCEL ID: 23,29,22,34,0086							
J. SUMMARY OF BORROWER'S TRANSACTION:				K. SUMMARY OF SELLER'S TRANSACTION:			
100. GROSS AMOUNT DUE FROM BORROWER				400. GROSS AMOUNT DUE TO SELLER			
101. Contract sales price 78,675.00				401. Contract sales price 78,675.00			
102. Personal Property				402. Personal Property			
103. Settlement charges to borrower (line 1400) 3,149.36				403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. City/town taxes to				406. City/town taxes to			
107. County taxes to				407. County taxes to			
108. Assessments to				408. Assessments to			
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. GROSS AMOUNT DUE FROM BORROWER 81,824.36				420. GROSS AMOUNT DUE TO SELLER 78,675.00			
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER				500. REDUCTIONS IN AMOUNT DUE TO SELLER			
201. Deposit or earnest money 1,000.00				501. Excess deposit (see instruction) 4,720.50			
202. Principal amount of new loan(s) 59,006.00				502. Settlement charges to seller (line 1400)			
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff of first mortgage loan			
205.				505. Payoff of second mortgage loan			
206.				506.			
207.				507.			
208.				508.			
209.				509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210. City/town taxes to 216.85				510. City/town taxes to 216.85			
211. County taxes 01/01/2014 to 02/20/2014				511. County taxes 01/01/2014 to 02/20/2014			
212. Assessments to				512. Assessments to			
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519. Water Bill 28.10			
220. TOTAL PAID BY/FOR BORROWER 60,222.85				520. TOTAL REDUCTION AMOUNT DUE SELLER 4,965.45			
300. CASH AT SETTLEMENT FROM/FOR BORROWER				600. CASH AT SETTLEMENT TO/FROM SELLER			
301. Gross amount due from borrower (line 120) 81,824.36				601. Gross amount due to seller (line 420) 78,675.00			
302. Less amount paid by/for borrower (line 220) 60,222.85				602. Less reduction amount due seller (line 520) 4,965.45			
303. CASH DUE FROM BORROWER 21,601.51				603. CASH DUE TO SELLER 73,709.55			

Kayak purchased from HUD on 2/20/14

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

Kayak sold to Jerry Xiong 4/17/14

PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2013 Minnesota Association of REALTORS®, Edina, MN

1. Date 4-17-14
2. Page 1 of _____

3. BUYER (S): Jerry Xiong

4. _____
5. Buyer's earnest money in the amount of One thousand and 00/100
6. _____ Dollars (\$ 1,000.00)

7. shall be delivered to listing broker within two (2) Business Days after Final Acceptance Date of this Purchase Agreement.
8. Buyer and Seller agree that listing broker shall deposit any earnest money in the listing broker's trust account within
9. three (3) Business Days of receipt of the earnest money.
10. Said earnest money is part payment for the purchase of the property located at

11. Street Address: 1969 Maryland Avenue E

12. City of St. Paul, County of Ramsey

13. State of Minnesota, legally described as
14. EX W 20 FT LOT 18 AND W 1/2 OF LOT 19 BLK 4

15. _____
16. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not
17. limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, and lawn watering system;
18. shed; storm sash, storm doors, screens and awnings; window shades, blinds; traverse, curtain, and drapery
19. rods, valances, drapes, curtains, window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures;
20. plumbing fixtures; garbage disposals; water softener; water treatment system; water heating systems, heating systems;
21. air exchange system; radon mitigation system; sump pump; TV antenna/cable TV jacks and wiring/TV wall mounts;
22. wall/ceiling-mounted speakers and mounts; carpeting; mirrors; garage door openers and all controls; smoke detectors;
23. fireplace screens, door and heatilators; **BUILT-INS:** dishwashers; refrigerators; wine/beverage refrigerators; trash
24. compactors; ovens; cook-top stoves; warming drawers; microwave ovens; hood fans; shelving; work benches; intercoms;
25. speakers; air conditioning equipment; electronic air filter; humidifier/dehumidifier; liquid fuel tanks (and controls);
26. pool/spa equipment; propane tank (and controls); security system equipment; TV satellite dish; **AND** the following
27. personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

28. _____
29. _____

30. Notwithstanding the foregoing, leased fixtures are not included.

31. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

32. _____
33. _____

34. Seller has agreed to sell the Property to Buyer for the sum of (\$ 135,500.00)

35. One hundred thirty five thousand five hundred 00/100 Dollars,
36. which Buyer agrees to pay in the following manner:

37. 1. **CASH** of 3.5 percent (%) of the sale price, or more in Buyer's sole discretion, which includes the earnest
38. money; PLUS
39. 2. **FINANCING** of 96.5 percent (%) of the sale price, which will be the total amount secured against this
40. Property to fund this purchase.

41. Such financing shall be (check one) a first mortgage; a contract for deed; or a first mortgage with
42. subordinate financing, as described in the attached Addendum:

43. Conventional **FHA** DVA Assumption Contract for Deed Other: _____
(Check one.)

44. The date of closing shall be May 27th, 20 14



Claudia Kieffer

From: Lacey Rentz <lacey@libertytitleinc.us>
Sent: Friday, April 25, 2014 10:26 AM
To: Claudia Kieffer (ckieffer_kayakrandr@outlook.com) (ckieffer_kayakrandr@outlook.com); 'terryb357@yahoo.com'
Cc: Shirley Blessing (blessingshirley@outlook.com)
Subject: Closing for 1969 Maryland Ave E

Closing date

Hello

Closing is as follows:

5/27/14 @ 3:00 pm
First American Title
125 W Little Canada Road #100
Little Canada

Who is your mortgage with on this one?

Lacey Rentz
Lead Closing Processor



17267 Yale Street NW, Lower Level
Elk River, MN 55330

Office: 763-494-0340
Direct: 763-450-1629

We don't work 9 to 5, We work start to finish!

www.libertytitleinc.us
[visit us on facebook!](#)