



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
FEB 06 2018
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

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|---|
| HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>February 13</u> |
| Time <u>2:30</u> |
| Location of Hearing: Room 330 City Hall/Courthouse |

Address Being Appealed:

Number & Street: 428 Minnesota City: St. Paul State: MN Zip: 55101

Appellant/Applicant: H.F.S. Properties Email patwolf@cres-inc.com

Phone Numbers: Business 651.290.8890 Residence _____ Cell _____

Signature: Pat Wolf Date: 2/5/18

Name of Owner (if other than Appellant): H.F.S. Properties

Mailing Address if Not Appellant's: 85 E 7th Place E, St. Paul, MN 55101

Phone Numbers: Business 651.290.8890 Residence _____ Cell _____

What Is Being Appealed and Why?

- 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.)

Attachments Are Acceptable

Comments:

In its previous history, this building had been a vacant building. We have worked with the City on re-purposing this former retail building into an office building. As a result of this plan, the building has undergone a full demolition with the exception of the structural steel on a portion of the building. In contacting Mr. Steve Ubl about the change in status from a vacant building to a new development, he suggested that we file this appeal. See attached photos of building prior to demolition, demolition of building except for structural steel on the 1st and 2nd floors and new structure.



CITY OF SAINT PAUL

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

Telephone: 651-266-8989

Facsimile: 651-266-1919

www.stpaul.gov/dsi

January 31, 2018

H F S Properties
85 7th Pl E Ste 200
St Paul MN 55101-2143

**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 428 MINNESOTA ST 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, Joe Yannarely, at 651-266-1920.

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: jy
vb_warning_letter 2/15

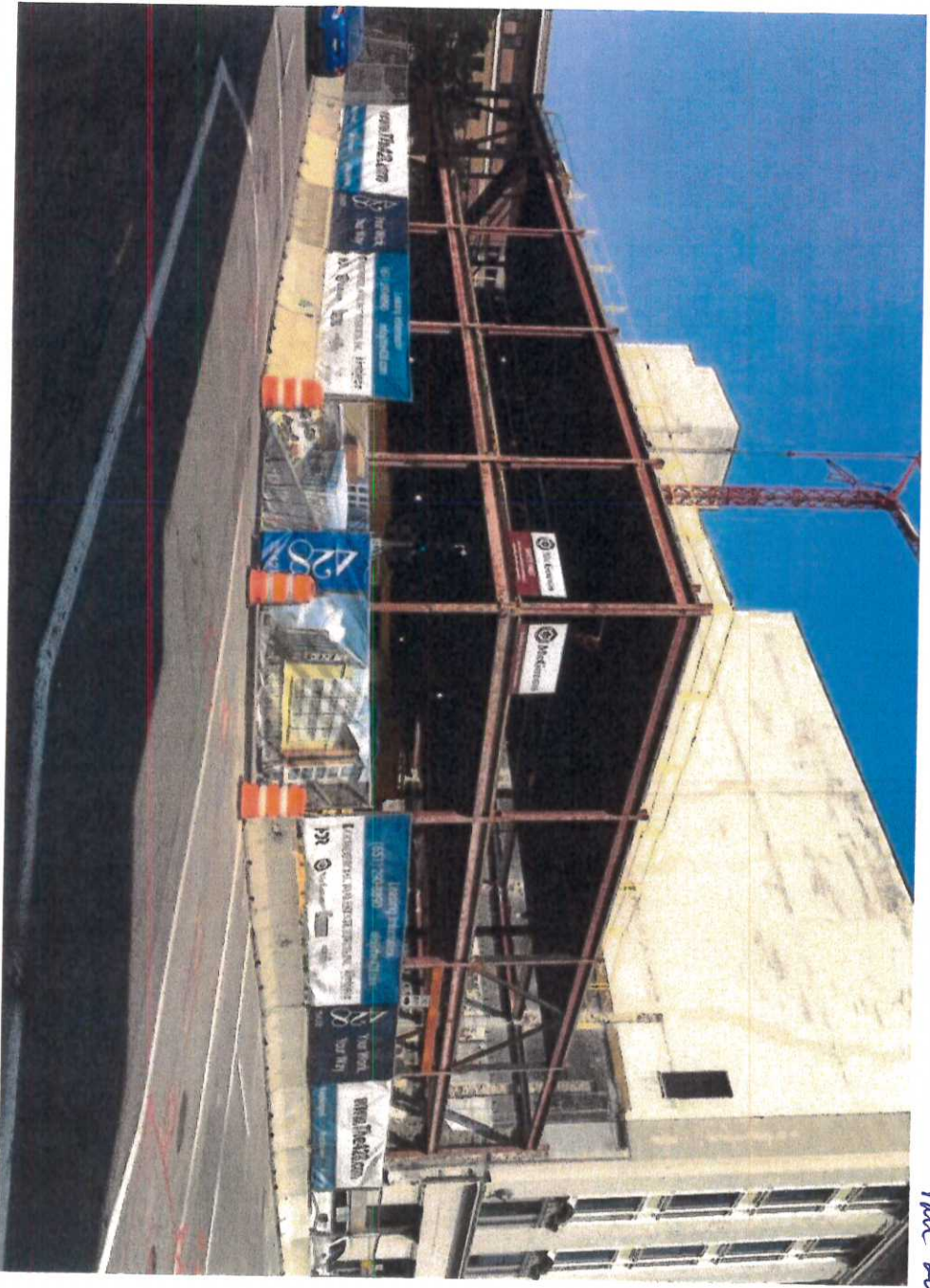
Former Woodworth Building - 488 Minnesota St.
Ready to demolition / re-construction



Approx 6/2017

Former Woolworth Building - 408 Main St.
After full demolition of exterior and all bldg systems.
Removal all but 2 floors of structural steel.

Fall 2017



Former Woolworth Building - 428 Minnesota St.
1st 2 floors of old steel structure
3 floors of new steel structure on top of old steel.

Fall 2017

