City of Saint Paul

Meeting Agenda

City Council

City Hall and Court House
15 West Kellogg Boulevard
Council Chambers - 3rd Floor
651-266-8560

Council President Rebecca Noecker
Vice President HwaJeong Kim
Councilmember Anika Bowie
Councilmember Cheniqua Johnson
Councilmember Saura Jost
Councilmember Molly Coleman
Councilmember Nelsie Yang

Wednesday, August 27, 2025 **3:30 PM** **Council Chambers - 3rd Floor**

ROLL CALL

COMMUNICATIONS & RECEIVE/FILE

1 AO 25-45 Authorizing the Police Department to reallocate budget to more accurately record expenditures for the department grant fund; Violent Crime Enforcement Team (VCET).

Attachments: Financial Analysis

2 AO 25-46 Amending the 2025 spending budget in the Department of Public Works Administration Fund 730 Director's Office Accounting Unit 73031100 to finance consultation services for the city-owned storage facility located at Pierce Butler Route.

Attachments: AO for PB Storage Project - financial analysis form - jls 8-14-25.xlsx

3 AO 25-47 Amending the 2025 spending and financing budgets in the Department of Public Works Traffic Warehouse Accounting Unit to fund the purchase of replacement a forklift.

Attachments: JCB TLT77-52D Quote.pdf
AO 25-47 Forklift.xlsx

CONSENT AGENDA

Items listed under the Consent Agenda will be enacted by one motion with no separate discussion. If discussion on an item is desired, the item will be removed from the Consent Agenda for separate consideration.

4 RES 25-1262 Approving the City's cost of providing Rubbish and Garbage Clean Up during June 11 to July 11, 2025, and setting date of Legislative Hearing for September 23, 2025 and City Council public hearing for January 7, 2026 to consider and levy the assessments against individual properties. (File No. J2601R, Assessment No. 258501)

Sponsors: Noecker

Attachments: Report of Completion J2601R.268501
Assessment Roll J2601R.268501

5 RES 25-1263

Approving the City's cost of providing Tall Grass and Weed Removal services during June 12 to 24, 2025, and setting date of Legislative Hearing for September 23, 2025 and City Council public hearing for January 7, 2026 to consider and levy the assessments against individual properties. (File No. J2601TW, Assessment No. 258500)

Sponsors: Noecker

Attachments: Report of Completion J2601TW.268500

Assessment Roll J2601TW.268500

6 RES 25-1288

Establishing the rate of pay for the City Council Communications Lead, Non-Represented City Managers, Grade 010. (To be laid over one week for adoption)

Sponsors: Noecker

Attachments: Resolution-Financial Analysis City Council Communications Lead

7 RES 25-1289

Establishing the rate of pay for the Legislative Hearing Officer series, in EG 17, Non-Represented City Managers, Grades 010, 20C, and 25C, respectively. (To be laid over one week for adoption)

Sponsors: Noecker

Attachments: Financial Analysis Worksheet - Legislative Hearing Officer Series

8 RES 25-1308

Authorizing the City to accept and record declarations related to certain grant agreements on the Hamline Midway and Hayden Heights libraries.

Sponsors: Jost

Attachments: Form of Declaration on Real Property -Hamline Midway

Form of Declaration on Real Property -Hayden Heights

9 RES 25-1313

Approving Minnesota Session Laws 2025, 1st Special Session, Chapter 13 (H.F. No. 9), Article 5, Section 5 regarding the Ford Site Redevelopment Tax Increment Financing District.

Sponsors: Jost

10 RES 25-1318

Directing the Department of Safety and Inspections to proceed with adverse action and the imposition of a $1000 matrix penalty against D & L Tobacco LLC d/b/a D & L Tobacco (License ID #20210002137) for the premises located at 626 Larpenteur Avenue West STE A.

Sponsors: Kim

Attachments: Exhibit # 1

Exhibit # 2

11 RES 25-1333

Approving the Mayor's appointment of Councilmember Molly Coleman to the Board of Water Commissioners for a term beginning on August 27, 2025.

Sponsors: Noecker

12 RES 25-1334

Approving the Mayor's appointment of Molly Coleman to serve on the Visit Saint Paul Board of Directors for a term ending December 31, 2027.

Sponsors: Noecker

13 RES 25-1335 Approving the appointment of Councilmember Molly Coleman as a member of the Audit Committee.

Sponsors: Noecker

Final Adoption

14 Ord 25-4 Amending Title IV of the Administrative Code to add Chapter 92, titled Tree Preservation for City Sponsored Projects. (Laid over from February 26, 2025)

Sponsors: Noecker and Yang

Attachments: Great River Greening letter of support
Friends of the Mississippi River letter of support
Ramsey Hill Assoc public comment
Gary Todd public comment
Jan 22 public comments
Jan 31 - Feb 26 public comments
2025.08.14 TPO PIG Overview - Final Version

15 Ord 25-45 Changing one block of Margaret Street between Arcade Street and East 7th Street from a one-way street westbound to a two-way street in accordance with Chapter 147 of the Legislative Code.

Sponsors: Johnson

Attachments: Margaret Two-Way Map.pdf
Margaret Council Presentation

First Reading

16 Ord 25-48 Amending Chapter 130 of the Legislative Code, Procedure for Vacating Streets and Other Public Grounds.

Sponsors: Noecker

Attachments: Ch. 130 summary.08072025
Impacts of Vacation ordinance (Ch. 130 Leg. Code) amendment.08072025
Vacation Primer.08072025

PUBLIC HEARINGS

Live testimony is limited to two minutes for each person. See below for optional ways to testify.

17 RES PH 25-168 Approving the request of Energy Park Utility Company to amend rates.

Sponsors: Privratsky

Attachments: Letter to Shari Moore, City Clerk
Schedule A
SPPA Board Memo
SPPA Resolution No. 4817
Financial Analysis

18 RES PH 25-177

Approving the application of Nativity of Our Lord Catholic Parish/School for a Nativity County Fair event on Friday, 09/12/2025, Saturday, 09/13/2025 and Sunday, 09/14/2025 for a sound level variance in order to present live amplified sound at the Nativity of Our Lord Catholic Parish/School, 1900 Wellesley Avenue.

Sponsors: Jost

Attachments: Application
ENS
Map
Letter to Owners
Owners List
Letter to Applicant
Julie Kaupa public comment
Patrick Martin public comment
Resident public comment

19 RES PH 25-179

Approving the application of Lumen Christi Catholic Community for a sound level variance in order to present amplified sound at the Lumen Christi Catholic Community - Block Party Event on Saturday, September 6, 2025 at 1668 Montreal Avenue.

Sponsors: Jost

Attachments: Application
ENS
Map
Letter to Owners
Owners List
Letter to Applicant

LEGISLATIVE HEARING CONSENT AGENDA

Items listed under the Consent Agenda will receive a combined public hearing and be enacted by one motion with no separate discussion. Items may be removed from the Consent Agenda for a separate public hearing and discussion if desired.

20 RLH TA 25-294

Ratifying the Appealed Special Tax Assessment for property at 427 AURORA AVENUE. (File No. J2522R4, Assessment No. 258582) (Public hearing continued to August 6, 2025)

Sponsors: Bowie

Attachments: 427 Aurora Ave.SAO.3-19-25
427 Aurora Ave.recheck photo.3-26-25
427 Aurora Ave.contractor photos.4-7-25
427 Aurora Ave.Zimny email chain.6-18-25
427 Aurora Ave.STAMP inquiry 7-21-25.pdf
427 Aurora Ave.Vendor Invoice Abatements.pdf
427 Aurora Ave.Zimny email.7-30-25

21 RLH CO 25-7 Appeal of Edward Albrecht to a Correction Order at 1462 BROMPTON STREET.

Sponsors: Privratsky

Attachments: 1462 Brompton St.appeal 7-18-25
1462 Brompton St.photos 7-14-25
1462 Brompton St.Albrecht Ltr.8-14-25

22 RLH TA 25-119 Ratifying the Appealed Special Tax Assessment for property at 263 CURTICE STREET WEST. (File No. J2507T1, Assessment No. 258537) (Continued public hearing to August 27, 2025)

Sponsors: Noecker

Attachments: 263 Curtice St W.TGW 7-11-24.pdf
263 Curtice St W.SA Ltr +photo 7-11-24.pdf
263 Curtice St W.Photos 7-11-24.pdf
263 Curtice St W.Photo 7-26-24.pdf
263 Curtice St W.Contractor photos 8-14-24.pdf
8-14-2024 Warners Invoice (1).pdf

23 RLH VO 25-16 Appeal of James Marshall, tenant, to a Fire Correction Notice, which includes Condemnation and Order to Vacate at 740 DAYTON AVENUE, UNIT B-4.

Sponsors: Bowie

Attachments: 740 Dayton Ave.appeal 7-21-25
740 Dayton Ave.photos 7-8-25
740 Dayton Ave.correction notice.3-31-25
740 Dayton Ave.photos 4-3-25
740 Dayton Ave.Marshall Ltr.7-25-25
740 Dayton Ave Updated Photos 8-8-25.pdf
740 Dayton Ave.Marshall Brown Ltr.8-15-25

24 RLH TA 25-275 Ratifying the Appealed Special Tax Assessment for property at 1762 ENGLEWOOD AVENUE. (File No. VB2510A, Assessment No. 258833) (Public hearing continued to August 27, 2025)

Sponsors: Privratsky

Attachments: 1762 Englewood Ave.Reg Notice 11-27-24.pdf
1762 Englewood Ave.Warning Ltr 12-27-24.pdf
1762 Englewood Ave.Mortimer Ltr.6-12-25
1762 Englewood WP 7-11-25
1762 Englewood Ave.Zimny Eggen email chain.7-14-25

25 RLH FCO 25-24 Appeal of Yia Jef Yang to a Fire Certificate of Occupancy Correction Notice at 337 FULLER AVENUE.

Sponsors: Bowie

Attachments: 337 Fuller Ave.appeal 4-15-2025
337 Fuller Ave.Yang email 4-16-25.pdf
337 Fuller Ave.Yang Ltr.4-25-25
337 Fuller Ave.Yang Ltr.7-18-25

26 RLH TA 25-344 Amending Council File RLH AR 24-25 to reduce the assessment Collection of Vacant Building Registration fees billed during April 5 to October 20, 2023 at 1350 HAGUE AVENUE. (File No. VB2407, Assessment No. 248806)

Sponsors: Bowie

Attachments: 1350 Hague Ave.email chain 5-13-25.pdf
1350 Hague Ave.contested email 5-19-25.pdf
1350 Hague Ave.Reg Notice 9-27-23.pdf
1350 Hague Ave.Warning Ltr 10-27-23.pdf
1350 Hague Ave.Minutes.pdf
1350 Hague St.Union Park District Council Letter 8-26-25.pdf

27 RLH SAO 25-50 Appeal of Kathryn Weigelt to a Summary Abatement Order at 1593 MARGARET STREET.

Sponsors: Johnson

Attachments: 1593 Margaret St.appeal.7-25-25.pdf
1593 Margaret St.photos 7-22-25.pdf
1593 Margaret St.Weigelt Ltr.8-15-25

28 RLH VBR 25-31 Appeal of Geoff Lindback to a Vacant Building Registration Renewal Notice at 1980 STANFORD AVENUE.

Sponsors: Jost

Attachments: 1980 Stanford Ave.appeal.7-25-25.pdf
1980 Stanford Ave. condemnation order 6-4-25.pdf
1980 Stanford Ave.condemnation notice 8-6-24.pdf
1980 Stanford Ave.photos 8-6-24.pdf
1980 Stanford Ave.Lindback Ltr.8-15-25

29 RLH SAO 25-51 Appeal of Jay Cherner to an Emergency Summary Abatement Order at 1603 and 1605 UNIVERSITY AVENUE WEST.

Sponsors: Privratsky

Attachments: 1603-1605 University Ave W.appeal 8-11-25.pdf
1603-1605 University Ave W.Photos 8-11-25.pdf
1603-1605 University Ave W.Sullivan email 8-18-25.pdf
1603-1605 University Ave W.Impact Statement-Spruce Tree 8-18-25.pdf
1603-1605 University Ave W.Graffiti Billboards 8-18-25.pdf
1603 1605 University Ave.Cherner Ltr.8-22-25
1603 1605 University.Cherner contesting letter.8-23-25

30 RLH RSA 25-5 Appeal of Soua Lee, tenant, to a Rent Stabilization Determination at 1430 YORK AVENUE, APT. 309.

Sponsors: Yang

Attachments: 1430 York Ave. Apt. 309 Appeal 5-30-25
1430 York Ave Apt. 309- MNOI 6-11-25
1430 York Ave. Apt. 309- Increase Form 5-7-25
1430 York Ave. Apt. 309- Request for Exception Notice 5-12-25
1430 York Ave. Apt. 309- Rent Roll 6-3-25
1430 York Ave. Apt. 309- Garage 6-3-25
1430 York Ave. Apt. 309- Kitchen Carpet Repair 6-3-25
1430 York Ave. Apt. 309- Soua Lee Supplemental Appeal Letter 6-24-25
1430 York Ave. Apt. 309- Amberwood Apartment Google review 6-25-25
1430 York Ave Apt. 309-REVISED Soua Lee Letter 6-24-25
1430 York Ave. Apt. 309- REVISED Krishan Jain Letter 6-24-25
1430 York Ave. Apt 309. Soua Lee Testimony 8-19-25
1430 York Ave Apt. 309- Email chain between Vang and Lee 8-19-25
1430 York Ave Apt. 309- Email to Ms. Jain 8-20-25

ADJOURNMENT

City Council meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:

The public may comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us, CouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805. Live testimony by phone is not available at this time.

Council Meeting Information
The City Council is paperless which saves the environment and reduces expenses. The agendas and Council files are all available on the Web (see below). Council members use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since most agendas, including the documents attached to files, are over 1000 pages when printed.

Web
Meetings are available on the Council's website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription. Visit www.stpaul.gov/council for meeting videos and updated copies of the agendas, minutes, and supporting documents.

Cable
Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: AO 25-45

File ID:	AO 25-45	**Type:**	Administrative Order	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	08/14/2025
File Name:	Violent Crime Enforcement Team (VCET) Reallocation of budget			**Final Action:**	

Title: Authorizing the Police Department to reallocate budget to more accurately record expenditures for the department grant fund; Violent Crime Enforcement Team (VCET).

Notes:

		Agenda Date:	
Sponsors:		**Enactment Date:**	
Attachments:	Financial Analysis	**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	Renee.Manning@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File AO 25-45

Authorizing the Police Department to reallocate budget to more accurately record expenditures for the department grant fund; Violent Crime Enforcement Team (VCET).

Administrative Order, consistent with the authority granted to the Mayor in section 10.07.4 of the City Charter and based on the request of the Chief of Police, to amend the 2025 grant fund budget for the reallocation of funds to more accurately reflect actual expenses and to authorize the Director of Financial Services to amend the budget in the following manner, specified in the attached financial analysis.

City of Saint Paul Financial Analysis Template Instructions

Purpose of the Fiscal Analysis Template:

- Provide summary information of the fiscal impact of financial resolutions that come before the Mayor and City Council
- Provide accurate accounting information (codes, and amounts) so that budget amendments can be reflected in the Infor system.
- Resolutions and administrative orders without this information will not be approved by OFS, and will be returned to the resolution drafter.

Financial Analysis Template

- Provide the requested information in the Financial Analysis Template (green tab) of this file. Pop-up windows will appear throughout the file to provide more details on what information is required.
- Complete the **top section** (line #s 1-27) of the Financial Analysis Template for any finance related resolutions, including:
  - Grants: applying for, accepting, and budgeting
  - Donations: soliciting, accepting, and budgeting
  - Budget amendments: both resolutions and administrative orders
  - All other resolutions with a financial impact
- Required fields are marked with red font or borders.
- **General Ledger (GL) - Annual Budget**
  - Complete the **General Ledger** section for all changes to the annual budget
  - Provide accurate **GL account codes**: Company, Accounting Unit (fund-department-cost center), Account
  - If you need help with GL codes, check the Chart of Accounts crosswalk on the intranet or contact Lori Lee x68822
  - This section is required for all changes to the budget via budget amendment or administrative order
- **Activity Ledger (AC) - Life to Date Activity Budget**
  - Complete the **Activity Ledger** section in addition to the GL section for changes to the following budgets:
    - Grants
    - Capital and Capital Bond Proceeds
    - STAR
    - TIF
    - HRA
  - Provide accurate **AC account codes**: Activity Group, Activity, Account Category
  - If you need help with AC codes, check the Chart of Accounts crosswalk on the intranet or contact Patty Germain x68807

Budget Reference Tabs

- The Operating Budget Reference and CIB Budget Reference pages (blue tabs) contain guidance on what kind of Mayoral and/or Council action is required for budget changes to the operating and capital budgets. Charter and administrative code citations for various financial resolutions are also provided.
- If you have questions about what is required to accomplish a particular financial action, please contact your budget analyst.

City of Saint Paul Financial Analysis

File ID Number: AO 25-45

Budget Affected: Operating Budget Police Department Special Fund

Total Amount of Transaction: -

Funding Source: Other Please Specify Funding Source: VCET Grant - Ramsey County

Appropriation already included in budget? Yes

Charter Citation: City Charter 10.7.4

Fiscal Analysis

Reallocate grant fund budget to more accurately reflect expenditures for the Violent Crime Enforcment Team (VCET) grant.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

(Action Accomplished)

GL Annual Budget							
Company	Fund-Dept-Cost Center	Account	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
1	20023814	60180	OVERTIME POLICE SWORN	78,904	(31,764)	47,140
1	20023814	61010	MEDICARE REGULAR	1,144	(1,144)	0
1	20023814	61015	MEDICARE POLICE	0	667	667
1	20023814	61130	PERA POLICE	13,966	(7,133)	6,833
1	20023814	63370	INVESTIGATIONS	2,157	25,843	28,000
1	20023814	64705	VEHICLE RENTAL	5,863	18,137	24,000
1	20023814	65160	TELEPHONE NON VOICE SERVICE	0	5,600	5,600
1	20023814	65165	TELEPHONE CELLULAR PHONE	7,000	(5,000)	2,000
1	20023814	67505	OUT OF TOWN REGISTRATION FEE	0	2,000	2,000
1	20023814	67510	LOCAL REGISTRATION FEE	0	1,000	1,000
1	20023814	67525	MEMBERSHIP DUES	0	500	500
1	20023814	69590	OTHER SERVICES	1,000	(1,000)	0
1	20023814	70005	COMMUNICATION EQUIPMENT	4,000	(1,600)	2,400
1	20023814	70010	mmunication supplies		3,000	3,000
1	20023814	70305	OFFICE EQUIPMENT	2,000	0	2,000
1	20023814	70505	OFFICE ACCESSORIES	0	0	0
1	20023814	70525	OFFICE SUPPLIES CONTRACT	0	1,000	1,000
1	20023814	70530	GEN OFFICE SUPPLIES	0	1,000	1,000
1	20023814	71105	MOTOR FUEL	0	2,000	2,000
1	20023814	71710	VEHICLE ACCESSORIES	106	(106)	0
1	20023814	72220	LAW ENFORCEMENT SUPPLIES	15,000	(15,000)	0
1	20023814	72910	OTHER MISCELLANEOUS SUPPLIES	0	2,000	2,000
			TOTAL:	131,140	-	131,140

Financing Changes

(Action Accomplished)

GL Annual Budget						
Company	Fund-Dept-Cost Center	Account	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
1	20023814	43501	STATE GRANT OTHER ADMIN	(131,034)		(131,034)
			TOTAL:	(131,034)	-	(131,034)

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

(Action Accomplished)

Life to Date Activity Budget						
Activity Group	Activity	Account Category	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
						0

			TOTAL:	0	0	0

Financing Changes

(Action Accomplished)

Life to Date Activity Budget						
Activity Group	Activity	Account Category	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
						-
						-
						-
						0
			TOTAL:	0	0	0

City of Saint Paul Financial Analysis

File ID Number:

Budget Affected: Operating Budget General Government Accounts Special Fund

Total Amount of Transaction:

Funding Source: Grant

Appropriation already included in budget? No

Charter Citation: City Charter 10.7.1

Fiscal Analysis

Provide a brief summary and fiscal analysis of the action proposed by the resolution:

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

(Action Accomplished)

GL Annual Budget							Balance
				CURRENT		AMENDED	
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET	
1	20023802	63160	PROFESSIONAL	0	5,000	5,000	
1	20023802	67530	TRANSPORTATION	4,000		4,000	
1	20023802	67535	LODGING	4,000		4,000	
1	20023802	67540	MEALS	1,440		1,440	
1	20023802	72105	CLOTHING ALLOWANCE	2,060		2,060	
1	20023802	72910	OTHER MISC SUPPLIES	3,500	10,000	13,500	
1	20023809	63160	GENERAL PROFESSIONAL SERVICES	16,700		16,700	
1	20023809	63415	FOOD AND BEVERAGE SERVICES	1,800		1,800	
1	20023809	64220	EQUIPMENT MAINTENANCE CONTRACT	200		200	
1	20023809	65165	TELEPHONE CELLULAR PHONE	100		100	
1	20023809	67505	OUT OF TOWN REGISTRATION	5,000		5,000	
1	20023809	67510	LOCAL REGISTRATION	2,245		2,245	
1	20023809	67525	MEMBERSHIP DUES	622		622	
1	20023809	67530	TRANSPORTATION	833		833	
1	20023809	67535	LODGING	3,500		3,500	
1	20023809	67540	MEALS	4,000		4,000	
1	20023809	70120	COMPUTER HARDWARE	1,000		1,000	
1	20023809	70305	OFFICE EQUIPMENT	800		800	
1	20023809	70510	BOOK PERIODICAL PICTURE	1,683		1,683	
1	20023809	70525	OFFICE SUPPLIES CONTRACT	517		517	
1	20023809	72105	CLOTHING ALLOWANCE	1,500		1,500	
1	20023809	72115	CLOTHING NON-UNIFORM	500		500	
1	20023809	72120	ATHLETIC CLOTHING	1,000		1,000	
1	20023809	72220	LAW ENFORCEMENT SUPPLIES	107,286	(15,000)	92,286	
1	20023809	72515	ATHLETIC RECREATION	1,919		1,919	
1	20023809	72525	FOOD SERVICE SUPPLIES	8,398		8,398	
1	20023809	72910	OTHER MISC SUPPLIES	9,683		9,683	
			TOTAL:	184,286	-	184,286	

Financing Changes

(Action Accomplished)

GL Annual Budget						
				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET
1	20023802	55550	PRIVATEGRANTS	(15,000)	(15,000)	(30,000)
	20023809	55550	PRIVATEGRANTS	(169,286)	15,000	(154,286)
						-
						-

				-
	TOTAL:	(184,286)	-	(184,286)

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
						-
G2319900433100 - SPPF - EXPLORER YOUTH FUNDRAISERS				48,836		48,836
G2319900433200 - MPLS POLICE FOUNDATION - STUFF THE SLEIGH				18,830		18,830
G2319900434300 - STP POLICE FOUNDATION EXPLORERS				4,434	4,000	8,434
G2319900434301 - EXPLORERS YOUTH PARTICIPATION				18,626		18,626
G2319900434320 - ST PAUL POLICE FOUNDATION PAL				31,003		31,003
G2319900434350 - ST PAUL POLICE FOUNDATION SWAT				111,403		111,403
G2319900434370 - SPPF - ~~STAFF FUNDRAISERS~~ BIKE TRUCK				17,298	9,000	26,298
G2319900434375 - SPPF - LECPA GALA GIVING MOMENT				138,036	(13,000)	125,036
G2319900434385 - SPPF - GALA GIVING - COAST				48,590		48,590
G2319900434400 - STP POLICE FOUND MENTAL HEALTH				9,000		9,000
G2319900434420 - RICHARD SCHULZE FAMILY FOUND				65,000		65,000
G2324900433500 - CAPITOL REGION WATERSHED DISTRICT CRWD (Ends 6/30/25)				10,000		10,000

TOTAL:	521,056.00	-	521,056.00

Financing Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
						-

TOTAL:	-	-	-

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
1.)	**Recognize additional/unanticipated revenues** (Ex. Outperforming revenues, outside donations, etc.)	Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize new revenue in the appropriate company and activity	C.C. 10.07.1
2.)	**Accept a Grant**			
	a.) If no budget has previously been established for the grant	Award Letter and/or Grant Agreement Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize the grant in the appropriate company and activity	C.C. 10.07.1 Admin 41.03
	b.) Previously established grant budget	Award Letter and/or Grant Agreement Resolution Accepting the Grant Funds (No public hearing needed)	- Accept the awarded grant funds - Include in the resolution that the grant funds were included in the current year's budget	
3.)	**Transfer Appropriations within Departments:**			
	a.) Within the same Fund/Company	Administrative Order (A.O.)	- Mayor may transfer any unencumbered appropriation balances within a department - Administrative order is prepared to execute the transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between companies - Amend spending and financing to recognize transfer	C.C. 10.07.4

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
4.)	**Transfer Appropriations between Departments**			
	a.) Within the same Fund/Company	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
5.)	**Allow appropriations to lapse (non-capital improvement dollars)** For Lapse of appropriations - Capital improvements see City Charter 10.09. For guidance on budget change procedures for accomplished or abandoned projects, see the CIB Project and Budget Changes Procedures Guide, numbers 1, 2, and 6.	None	- No action required. -All non-encumbered appropriations will fall to fund balance at the end of the fiscal year. - All encumbered appropriations will be re-appropriated in the following fiscal year's budget for the same purposes	C.C. 10.08
6.)	**Enact Emergency Appropriation**	Emergency is defined as "a sudden or unforeseen situation affecting life, health, property, or the public peace or welfare that requires immediate council action", C.C. 6.06 Emergency Ordinances Budget Amendment Resolution	- Resolution to appropriate emergency funds is adopted by unanimous affirmative vote by the council	C.C. 10.07.2 C.C. 6.06
7.)	**Reduction of Appropriations**	Report by the Mayor of the estimated amount of the deficit Recommendation by the Mayor to the City Council of steps to be taken	- Resolution or other actions deemed necessary by Council to prevent or minimize any deficit	C.C. 10.07.3

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
1.)	Close a completed project with excess balances	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending - Transfer excess appropriation to contingency when applicable	Administrative Code 57.09 (2) City Charter 10.09 - Accomplished projects
2.)	Close a completed project with no excess balances, but excess spending authority	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending	City Charter 10.09 - Accomplished projects
3.)	Close a completed project with no excess balances and no excess spending authority	None	- Contact OFS with project budget codes to have the project inactivated in the finance system	N/A
4.)	Adding new spending authority to an existing project (without changing the scope of the project)			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1

Capital Project and Budget Changes Procedures Guide

2/14/2014

In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
b.) Financing source is contingency (less than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS Transfers within a department require an Administrative Order (completed by departments; verified and approved by OFS) A.O.s require periodic review by CIB Committee Transfers between departments require a resolution (completed by departments; verified and approved by OFS)	- Reduce amount in appropriate contingency fund - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) a City Charter 10.07.4
c.) Financing source is contingency (more than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Reduce amount in appropriate contingency fund ("*unallocated reserve account*") - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) b City Charter 10.07.4

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
	Add a new project			
5.)	OR			
	Expand the scope of an existing project			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1
	b.) Financing source is contingency	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Transfer dollars from contingency to new project - Amend spending and financing to recognize transfer	Administrative Code 57.09 (1) City Charter 10.07.4
6.)	Declare a project abandoned	Council resolution	- Identify project as abandoned -Transfer appropriation for the abandoned project to a separate contingency fund ("*unallocated reserve account*") - Reappropriation of the funds needs CIB Committee review, Mayor recommendation, and Council approval (see either of the Add dollars to a project sections above)	Administrative Code 57.09 (4) City Charter 10.09
7.)	Replace an approved project with a new project	1) Declare an approved project abandoned or completed with excess balances (see process above) 2) Add new project after capital improvement budget is adopted (see process above)	- Can accomplish both steps in one resolution	

Departments	Affected Budgets	General vs. Special Fund	Funding Source	Already Appropriated?	Company
(Select Department)	(Choose CIB or Operating)	(Choose General, Special or Capital)	(Select Funding Source)	(Yes or No?)	(Choose Company)
Multiple Departments			Transfer of Appropriations	Yes	1
City Attorney's Office	Both Operating and CIB Budgets	General Fund	Grant	No	3
City Council	Operating Budget	Special Fund	Donation		5
Emergency Management	CIB Budget	Capital	Multiple		8
Financial Services		Multiple Funds	Other		9
Fire and Safety Services					
General Government Accounts					
HRA					
Human Resources					
HREEO					
Mayor's Office					
Parks and Recreation					
PED					
Police Department					
Public Health					
Public Library Agency					
Public Works					
RiverCentre					
Safety and Inspections					
Technology and Communications					
Water Department					

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: AO 25-46

File ID:	AO 25-46	**Type:**	Administrative Order	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-9820	**In Control:**	City Council
				File Created:	08/15/2025
File Name:	Amending the 2025 spending budget in the Department of Public Works Administration Fund 730 Director's Office Accounting Unit 73031100 to finance consultation services for the city-owned storage facility located at Pierce Butler Route.			**Final Action:**	

Title: Amending the 2025 spending budget in the Department of Public Works Administration Fund 730 Director's Office Accounting Unit 73031100 to finance consultation services for the city-owned storage facility located at Pierce Butler Route.

Notes:

		Agenda Date:	
Sponsors:		**Enactment Date:**	
Attachments:	AO for PB Storage Project - financial analysis form - jls 8-14-25.xlsx	**Financials Included?:**	
Contact Name:	Bev Farraher	**Hearing Date:**	
Entered by:	Igor.vainshtein@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File AO 25-46

Amending the 2025 spending budget in the Department of Public Works Administration Fund 730 Director's Office Accounting Unit 73031100 to finance consultation services for the city-owned storage facility located at Pierce Butler Route.

See Attachment.

WHEREAS, the department of Public Works has identified a need for an organized logical storage space for the city’s long term storage use; and

WHEREAS, to facilitate this storage there is also a need to receive professional consultation services provider by Anderson Engineering company; and

WHEREAS, there are expected to be savings in the 2025 salaries & fringes spending budget in the Department of Public Works Administration Fund 730 Director's Office Accounting Unit 73031100 that will be used to support this purchase; therefore via

ADMINISTRATIVE ORDER, consistent with the authority granted to the Mayor in Section 10.07.4 of the City Charter, and on the request of the Director of the Public Works Department to amend the

2025 spending budget for the reallocation of funds within existing budgets. The Director of the Office of Financial Services is authorized to amend said budget in the manner specified in the attached financial analysis.

City of Saint Paul Financial Analysis Template Instructions

Purpose of the Fiscal Analysis Template:

- Provide summary information of the fiscal impact of financial resolutions that come before the Mayor and City Council
- Provide accurate accounting information (codes, and amounts) so that budget amendments can be reflected in the Infor system.
- Resolutions and administrative orders without this information will not be approved by OFS, and will be returned to the resolution drafter.

Financial Analysis Template

- Provide the requested information in the Financial Analysis Template (green tab) of this file. Pop-up windows will appear throughout the file to provide more details on what information is required.
- Complete the **top section** (line #s 1-27) of the Financial Analysis Template for any finance related resolutions, including:
  - Grants: applying for, accepting, and budgeting
  - Donations: soliciting, accepting, and budgeting
  - Budget amendments: both resolutions and administrative orders
  - All other resolutions with a financial impact
- Required fields are marked with red font or borders.
- **General Ledger (GL) - Annual Budget**
  - Complete the **General Ledger** section for all changes to the annual budget
  - Provide accurate **GL account codes**: Company, Accounting Unit (fund-department-cost center), Account
  - If you need help with GL codes, check the Chart of Accounts crosswalk on the intranet or contact Lori Lee x68822
  - This section is required for all changes to the budget via budget amendment or administrative order
- **Activity Ledger (AC) - Life to Date Activity Budget**
  - Complete the **Activity Ledger** section in addition to the GL section for changes to the following budgets:
    - Grants
    - Capital and Capital Bond Proceeds
    - STAR
    - TIF
    - HRA
  - Provide accurate **AC account codes**: Activity Group, Activity, Account Category
  - If you need help with AC codes, check the Chart of Accounts crosswalk on the intranet or contact Patty Germain x68807

Budget Reference Tabs

- The Operating Budget Reference and CIB Budget Reference pages (blue tabs) contain guidance on what kind of Mayoral and/or Council action is required for budget changes to the operating and capital budgets. Charter and administrative code citations for various financial resolutions are also provided.
- If you have questions about what is required to accomplish a particular financial action, please contact your budget analyst.

City of Saint Paul Financial Analysis

File ID Number: AO 25-46

Budget Affected: Operating Budget Public Works Special Fund

Total Amount of Transaction: $ 50,000.00

Funding Source: Transfer of Appropriations

Appropriation already included in budget? Yes

Charter Citation: C.C. 10.07.4

Fiscal Analysis

Amending the 2025 spending budget within the Department of Public Works Administration Fund 730 Director's Office Accounting Unit 73031100 to provide for necessary consulting services to facilitate new Pierce Butler Storage Area.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

No net increase to spending or revenue budgets. Moving $50,000 of Salary/Fringe savings due to position being hired later in 2025 previously budgeted in salaries & fringes spendi

GL Annual Budget				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET*	CHANGES	BUDGET
1	73031100	60105	Full Time Certified	299,559	(43,421)	256,138
1	73031100	60140	Full Time Appointed	187,469	-	187,469
1	73031100	61005	Social Security	32,607	(2,692)	29,915
1	73031100	61010	Medicare Regular	7,730	(630)	7,100
1	73031100	61110	PERA Coordinated Pension	39,982	(3,257)	36,725
1	73031100	61210	Employee Health Insurance	83,028		83,028
1	73031100	61550	Indirect Fringes	20,524		20,524
1	73031100	63125	Consulting	-	50,000	50,000
1	73031100		All other spending	255,637		255,637
			TOTAL:	926,536	-	926,536

Financing Changes

(Action Accomplished)

GL Annual Budget				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET
				-	-	-
				-	-	-
				-	-	-
			TOTAL:	-	-	-

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
		XXXXX	(Item description)	-	-	-
		XXXXX	(Item description)	-	-	-
			TOTAL:		-	

Financing Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
		XXXXX	(Item description)	-	-	-

75		XXXXX	(Item description)	-	- -

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
1.)	**Recognize additional/unanticipated revenues** (Ex. Outperforming revenues, outside donations, etc.)	Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize new revenue in the appropriate company and activity	C.C. 10.07.1
2.)	**Accept a Grant**			
	a.) If no budget has previously been established for the grant	Award Letter and/or Grant Agreement Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize the grant in the appropriate company and activity	C.C. 10.07.1 Admin 41.03
	b.) Previously established grant budget	Award Letter and/or Grant Agreement Resolution Accepting the Grant Funds (No public hearing needed)	- Accept the awarded grant funds - Include in the resolution that the grant funds were included in the current year's budget	
3.)	**Transfer Appropriations within Departments:**			
	a.) Within the same Fund/Company	Administrative Order (A.O.)	- Mayor may transfer any unencumbered appropriation balances within a department - Administrative order is prepared to execute the transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between companies - Amend spending and financing to recognize transfer	C.C. 10.07.4

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
4.)	**Transfer Appropriations between Departments**			
	a.) Within the same Fund/Company	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
5.)	**Allow appropriations to lapse (non-capital improvement dollars)** For Lapse of appropriations - Capital improvements see City Charter 10.09. For guidance on budget change procedures for accomplished or abandoned projects, see the CIB Project and Budget Changes Procedures Guide, numbers 1, 2, and 6.	None	- No action required. -All non-encumbered appropriations will fall to fund balance at the end of the fiscal year. - All encumbered appropriations will be re-appropriated in the following fiscal year's budget for the same purposes	C.C. 10.08
6.)	**Enact Emergency Appropriation**	Emergency is defined as "a sudden or unforeseen situation affecting life, health, property, or the public peace or welfare that requires immediate council action", C.C. 6.06 Emergency Ordinances Budget Amendment Resolution	- Resolution to appropriate emergency funds is adopted by unanimous affirmative vote by the council	C.C. 10.07.2 C.C. 6.06
7.)	**Reduction of Appropriations**	Report by the Mayor of the estimated amount of the deficit Recommendation by the Mayor to the City Council of steps to be taken	- Resolution or other actions deemed necessary by Council to prevent or minimize any deficit	C.C. 10.07.3

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
1.)	Close a completed project with excess balances	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending - Transfer excess appropriation to contingency when applicable	Administrative Code 57.09 (2) City Charter 10.09 - Accomplished projects
2.)	Close a completed project with no excess balances, but excess spending authority	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending	City Charter 10.09 - Accomplished projects
3.)	Close a completed project with no excess balances and no excess spending authority	None	- Contact OFS with project budget codes to have the project inactivated in the finance system	N/A
4.)	Adding new spending authority to an existing project (without changing the scope of the project)			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1

Capital Project and Budget Changes Procedures Guide

2/14/2014

In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
b.) Financing source is contingency (less than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS Transfers within a department require an Administrative Order (completed by departments; verified and approved by OFS) A.O.s require periodic review by CIB Committee Transfers between departments require a resolution (completed by departments; verified and approved by OFS)	- Reduce amount in appropriate contingency fund - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) a City Charter 10.07.4
c.) Financing source is contingency (more than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Reduce amount in appropriate contingency fund ("*unallocated reserve account*") - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) b City Charter 10.07.4

Capital Project and Budget Changes Procedures Guide

2/14/2014

In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
Add a new project 5.) OR Expand the scope of an existing project			
a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1
b.) Financing source is contingency	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Transfer dollars from contingency to new project - Amend spending and financing to recognize transfer	Administrative Code 57.09 (1) City Charter 10.07.4
6.) Declare a project abandoned	Council resolution	- Identify project as abandoned -Transfer appropriation for the abandoned project to a separate contingency fund ("*unallocated reserve account*") - Reappropriation of the funds needs CIB Committee review, Mayor recommendation, and Council approval (see either of the Add dollars to a project sections above)	Administrative Code 57.09 (4) City Charter 10.09
7.) Replace an approved project with a new project	1) Declare an approved project abandoned or completed with excess balances (see process above) 2) Add new project after capital improvement budget is adopted (see process above)	- Can accomplish both steps in one resolution	

Departments	Affected Budgets	General vs. Special Fund	Funding Source	Already Appropriated?	Company
(Select Department)	(Choose CIB or Operating)	(Choose General, Special or Capital)	(Select Funding Source)	(Yes or No?)	(Choose Company)
Multiple Departments			Transfer of Appropriations	Yes	1
City Attorney's Office	Both Operating and CIB Budgets	General Fund	Grant	No	3
City Council	Operating Budget	Special Fund	Donation		5
Emergency Management	CIB Budget	Capital	Multiple		8
Financial Services		Multiple Funds	Other		9
Fire and Safety Services					
General Government Accounts					
HRA					
Human Resources					
HREEO					
Mayor's Office					
Parks and Recreation					
PED					
Police Department					
Public Health					
Public Library Agency					
Public Works					
RiverCentre					
Safety and Inspections					
Technology and Communications					
Water Department					

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: AO 25-47

File ID:	AO 25-47	**Type:**	Administrative Order	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-9756	**In Control:**	City Council
				File Created:	08/18/2025
File Name:	Amending the 2025 spending and financing budgets in the Department of Public Works Traffic Warehouse Accounting Unit to fund the purchase of replacement forklift.			**Final Action:**	

Title: Amending the 2025 spending and financing budgets in the Department of Public Works Traffic Warehouse Accounting Unit to fund the purchase of replacement a forklift.

Notes:

		Agenda Date:	08/27/2025
Sponsors:		**Enactment Date:**	
Attachments:	JCB TLT77-52D Quote.pdf, AO 25-47 Forklift.xlsx	**Financials Included?:**	
Contact Name:	Shane Lohre	**Hearing Date:**	
Entered by:	Igor.vainshtein@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File AO 25-47

Amending the 2025 spending and financing budgets in the Department of Public Works Traffic Warehouse Accounting Unit to fund the purchase of replacement a forklift.

See Attachment.

WHEREAS, the department of Public Works Traffic Warehouse stores important and crucial materials used for capital projects and infrastructure maintenance, city-wide; and

WHEREAS, the Traffic Operations Department of Public Works has identified a need to purchase this forklift for the purpose of replacing a forklift originally acquired in 1980; and

WHEREAS, there are expected to be savings in the 2025 spending budget in the Public Works Traffic Warehouse Accounting Unit's materials accounts that will be used to support this purchase; therefore via

ADMINISTRATIVE ORDER, consistent with the authority granted to the Mayor in Section 10.07.4 of the City Charter, and on the request of the Director of the Public Works Department to amend the 2025 spending budget for the reallocation of funds within existing budgets. The Director of the Office of Financial Services is authorized to amend said budget in the manner specified in the attached financial analysis.

Fairchild JCB

Shane Lohre
55103

6512666100
shane.lohre@ci.stpual.mn.us

Fairchild JCB
2140 Hutson Rd
GREEN BAY
54303-4789
United States
mitchell.gasper@fairchildequipment.com

Today's Date: 08/15/2025
Valid Until: 09/15/2025

Dear Shane Lohre,

Thank you for your interest in our JCB products.

We are happy to offer you the following, subject to change and subject to the basis of our delivery and service conditions.

If you would like to proceed or if you have any queries regarding this quotation please do not hesitate to contact me.

I look forward to hearing from you.

Kind regards.

Mitchell Gasper
mitchell.gasper@fairchildequipment.com

35D 4X4CON

1307 - TLT 77-52D - 4WD

KOHLER ENGINE

46KW

MAX LIFT HEIGHT 14.4FT

MAX LIFT CAPACITY 7700LBS

MAX LIFT CAPACITY AT 6.6FT FORWARD REACH 5200LBS

REVERSE ALARM

LOW LEVEL BEACON

SINGLE CARRIAGE PIN

LED WORKLIGHTS

TEMPERATURE GUAGE

PANORAMIC MIRROR

4 X QUICK RELEASE COUPLINGS

Q/D SIDESHIFT

GREASING KIT

FACE LEVEL FAN

250A507 - TRACTION TREAD - SOLIDS

27X10X12 FRONT AND REAR

250B407 - STANDARD HEIGHT FULL CAB: INCLUDES HEATER/DEMISTER

STANDARD HEIGHT FULL CAB

FULLY GLAZED WITH HEATER AND STEEL DOOR

NOT SUITABLE FOR CONATINER WORK ON 4X4 MODELS

250C305 - - 2 X AUX @ 70 LPM MAX FLOW

WITH WIRING FOR POTENTIAL 3RD AUX

250D080 - HYDROSTATIC DRIVE - NO CREEP

250E032 - FORKS:47"(1200MM) LONG CLASS 3B 8"(200MM) U/C

250F414 - LANGAUGE PACK:AMERICAN ENGLISH TIER 4

250G401 - GRAMMER VINYL SEAT

250H056 - 65K CLASS III BOLT ON SIDESHIFTING FORK POSITIONER

250H700 - AIRCON TIER 4 STANDARD HEIGHT CAB ONLY

250L057 - RADIO INSTALATION KIT FOR FULL OR PARTIAL CAB:
RADIO NOT FITTED, ONLY SPEAKERS & AERIAL FITTED

Price per unit (excluding Tax)	$89,995.00
Balance (excluding Tax)	$89,995.00

Customer Signature .....

City of Saint Paul Financial Analysis Template Instructions

Purpose of the Fiscal Analysis Template:

- Provide summary information of the fiscal impact of financial resolutions that come before the Mayor and City Council
- Provide accurate accounting information (codes, and amounts) so that budget amendments can be reflected in the Infor system.
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Financial Analysis Template

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  - Donations: soliciting, accepting, and budgeting
  - Budget amendments: both resolutions and administrative orders
  - All other resolutions with a financial impact
- Required fields are marked with red font or borders.
- **General Ledger (GL) - Annual Budget**
  - Complete the **General Ledger** section for all changes to the annual budget
  - Provide accurate **GL account codes**: Company, Accounting Unit (fund-department-cost center), Account
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  - This section is required for all changes to the budget via budget amendment or administrative order
- **Activity Ledger (AC) - Life to Date Activity Budget**
  - Complete the **Activity Ledger** section in addition to the GL section for changes to the following budgets:
    - Grants
    - Capital and Capital Bond Proceeds
    - STAR
    - TIF
    - HRA
  - Provide accurate **AC account codes**: Activity Group, Activity, Account Category
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Budget Reference Tabs

- The Operating Budget Reference and CIB Budget Reference pages (blue tabs) contain guidance on what kind of Mayoral and/or Council action is required for budget changes to the operating and capital budgets. Charter and administrative code citations for various financial resolutions are also provided.
- If you have questions about what is required to accomplish a particular financial action, please contact your budget analyst.

City of Saint Paul Financial Analysis

File ID Number: AO 25-47

Budget Affected: Operating Budget Public Works Special Fund

Total Amount of Transaction: $ 89,995.00

Funding Source: Transfer of Appropriations

Appropriation already included in budget? Yes

Charter Citation: C.C. 10.07.4

Fiscal Analysis

Amending the 2025 spending and financing budgets in the Department of Public Works Traffic Warehouse Accounting Unit to fund the purchase of replacement forklift.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

No net increase to spending or revenue budgets. Moving $89,995 in previously budgeted spending accounts to capital outlay accounts.

GL Annual Budget				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET
1	73431200	71630	Signing Materials	1,240,622	89,995	1,330,617
1	10031302	76805	CAPITAL OUTLAY	-	(89,995)	(89,995)
1	10031302		All other spending	4,545,261	-	4,545,261
			TOTAL:	5,785,883	-	5,785,883

Financing Changes

(Action Accomplished)

GL Annual Budget				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET
				-	-	-
				-	-	-
				-	-	-
				-	-	-
			TOTAL:	-	-	-

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
		XXXXX	(Item description)	-	-	-
		XXXXX	(Item description)	-	-	-
			TOTAL:		-	

Financing Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
		XXXXX	(Item description)	-	-	-
		XXXXX	(Item description)	-	-	-

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
1.)	**Recognize additional/unanticipated revenues** (Ex. Outperforming revenues, outside donations, etc.)	Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize new revenue in the appropriate company and activity	C.C. 10.07.1
2.)	**Accept a Grant**			
	a.) If no budget has previously been established for the grant	Award Letter and/or Grant Agreement Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize the grant in the appropriate company and activity	C.C. 10.07.1 Admin 41.03
	b.) Previously established grant budget	Award Letter and/or Grant Agreement Resolution Accepting the Grant Funds (No public hearing needed)	- Accept the awarded grant funds - Include in the resolution that the grant funds were included in the current year's budget	
3.)	**Transfer Appropriations within Departments:**			
	a.) Within the same Fund/Company	Administrative Order (A.O.)	- Mayor may transfer any unencumbered appropriation balances within a department - Administrative order is prepared to execute the transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between companies - Amend spending and financing to recognize transfer	C.C. 10.07.4

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
4.)	**Transfer Appropriations between Departments**			
	a.) Within the same Fund/Company	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
5.)	**Allow appropriations to lapse (non-capital improvement dollars)** For Lapse of appropriations - Capital improvements see City Charter 10.09. For guidance on budget change procedures for accomplished or abandoned projects, see the CIB Project and Budget Changes Procedures Guide, numbers 1, 2, and 6.	None	- No action required. -All non-encumbered appropriations will fall to fund balance at the end of the fiscal year. - All encumbered appropriations will be re-appropriated in the following fiscal year's budget for the same purposes	C.C. 10.08
6.)	**Enact Emergency Appropriation**	Emergency is defined as "a sudden or unforeseen situation affecting life, health, property, or the public peace or welfare that requires immediate council action", C.C. 6.06 Emergency Ordinances Budget Amendment Resolution	- Resolution to appropriate emergency funds is adopted by unanimous affirmative vote by the council	C.C. 10.07.2 C.C. 6.06
7.)	**Reduction of Appropriations**	Report by the Mayor of the estimated amount of the deficit Recommendation by the Mayor to the City Council of steps to be taken	- Resolution or other actions deemed necessary by Council to prevent or minimize any deficit	C.C. 10.07.3

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
1.)	Close a completed project with excess balances	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending - Transfer excess appropriation to contingency when applicable	Administrative Code 57.09 (2) City Charter 10.09 - Accomplished projects
2.)	Close a completed project with no excess balances, but excess spending authority	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending	City Charter 10.09 - Accomplished projects
3.)	Close a completed project with no excess balances and no excess spending authority	None	- Contact OFS with project budget codes to have the project inactivated in the finance system	N/A
4.)	Adding new spending authority to an existing project (without changing the scope of the project)			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1

Capital Project and Budget Changes Procedures Guide

2/14/2014

In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
b.) Financing source is contingency (less than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS Transfers within a department require an Administrative Order (completed by departments; verified and approved by OFS) A.O.s require periodic review by CIB Committee Transfers between departments require a resolution (completed by departments; verified and approved by OFS)	- Reduce amount in appropriate contingency fund - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) a City Charter 10.07.4
c.) Financing source is contingency (more than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Reduce amount in appropriate contingency fund ("*unallocated reserve account*") - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) b City Charter 10.07.4

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
	Add a new project			
5.)	OR			
	Expand the scope of an existing project			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1
	b.) Financing source is contingency	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Transfer dollars from contingency to new project - Amend spending and financing to recognize transfer	Administrative Code 57.09 (1) City Charter 10.07.4
6.)	Declare a project abandoned	Council resolution	- Identify project as abandoned -Transfer appropriation for the abandoned project to a separate contingency fund ("*unallocated reserve account*") - Reappropriation of the funds needs CIB Committee review, Mayor recommendation, and Council approval (see either of the Add dollars to a project sections above)	Administrative Code 57.09 (4) City Charter 10.09
7.)	Replace an approved project with a new project	1) Declare an approved project abandoned or completed with excess balances (see process above) 2) Add new project after capital improvement budget is adopted (see process above)	- Can accomplish both steps in one resolution	

Departments	Affected Budgets	General vs. Special Fund	Funding Source	Already Appropriated?	Company
(Select Department)	(Choose CIB or Operating)	(Choose General, Special or Capital)	(Select Funding Source)	(Yes or No?)	(Choose Company)
Multiple Departments			Transfer of Appropriations	Yes	1
City Attorney's Office	Both Operating and CIB Budgets	General Fund	Grant	No	3
City Council	Operating Budget	Special Fund	Donation		5
Emergency Management	CIB Budget	Capital	Multiple		8
Financial Services		Multiple Funds	Other		9
Fire and Safety Services					
General Government Accounts					
HRA					
Human Resources					
HREEO					
Mayor's Office					
Parks and Recreation					
PED					
Police Department					
Public Health					
Public Library Agency					
Public Works					
RiverCentre					
Safety and Inspections					
Technology and Communications					
Water Department					

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1262

File ID:	RES 25-1262	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6153	**In Control:**	City Council
				File Created:	08/04/2025
File Name:	Rubbish and Garbage Clean Up June 11 to July 11, 2025			**Final Action:**	

Title: Approving the City's cost of providing Rubbish and Garbage Clean Up during June 11 to July 11, 2025, and setting date of Legislative Hearing for September 23, 2025 and City Council public hearing for January 7, 2026 to consider and levy the assessments against individual properties. (File No. J2601R, Assessment No. 258501)

Notes:

		Agenda Date:	08/27/2025
Sponsors:	Noecker	**Enactment Date:**	
Attachments:	Report of Completion J2601R.268501, Assessment Roll J2601R.268501	**Financials Included?:**	
Contact Name:	Tanya Panzer	**Hearing Date:**	
Entered by:	tanya.panzer@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1262

Approving the City's cost of providing Rubbish and Garbage Clean Up during June 11 to July 11, 2025, and setting date of Legislative Hearing for September 23, 2025 and City Council public hearing for January 7, 2026 to consider and levy the assessments against individual properties. (File No. J2601R, Assessment No. 258501)

WHEREAS, pursuant to Saint Paul Administrative Code Chapter 60: Property Service Cost Assessments, the Office of Financial Services Assessment Section has prepared the attached Report of Completion of Assessment for Rubbish and Garbage Clean Up on Private Properties during the time period of June 11 to July 11, 2025 under Assessment No. 258501 (File No. J2601R); and,

WHEREAS, the Office of Financial Services Assessment Section has prepared for City Council consideration the attached Assessment Roll listing the benefited property, the property owner, the service provided and the charges for the service as reported by the department providing the service; and hereby submits said Assessment Roll for City Council consideration to adopt and levy

said charges as an assessment against the benefited property; and

WHEREAS, a legislative hearing on said assessment is scheduled on the 23rd day of September 2025 at the hour of 9:00 a.m. in Room 330, Third Floor, City Hall Court House, in the City of Saint Paul; now, therefore be it

RESOLVED, that the Council of the City of Saint Paul hereby accepts and approves said Report of Completion of Assessment and Assessment Roll; and be it further

RESOLVED, that a public hearing be had on said assessment on the 7th day of January 2026 at the hour of 3:30 p.m. in the Council Chambers of the Court House and City Hall Building, in the City of Saint Paul; and that the Office of Financial Services Assessment Section provide mailed and published notice of the same as required by law.

City of Saint Paul

Office of Financial Services
Assessment Section

COUNCIL FILE NO. _____

REPORT OF COMPLETION OF ASSESSMENT

File No. **J2601R**

Assessment No. **268501**

In the matter of the assessment of benefits, cost and expenses for

Rubbish and Garbage Clean Up on Private Properties during the time period of June 11 to July 11, 2025.

To the Council of the City of St. Paul:

The Office of Financial Services Assessment Section hereby reports to the Council the following as a statement of the spending and financing incurred for and in connection with the making of the above improvement:

Summary Abatement Fee	$15,155.00
DSI Admin Fee	$3,968.00
Assessment Admin Fee	$1,320.00
Attorney Fee	$165.00
TOTAL EXPENDITURES	$20,608.00
Charge To	
Net Assessment	$20,608.00

The Office of Financial Services Assessment Section further reports that it has, for each and every lot, piece or parcel of land benefiting from the improvement, assessed and levied the total sum of $20,608.00 as set forth in the attached assessment roll, in accordance with legal requirements and city policy; that the assessment has been completed as identified by the signature of the Deputy Treasurer; and that the attached assessment roll is hereby submitted to the Council for its consideration.

Date 8/4/2025 _____

Deputy Treasurer

Ratification Date: Resolution #:

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Ehb Real Estate Investing Llc 10149 Bridgewater Ct Woodbury MN 55129-8588 ***1252 7TH ST E** *Ward: 6 *Pending as of: 7/15/2025	MESSERLI AND ESCHBACH'S ADDITION W 5O FT OF LOT 3 BLK 2 ** PLEASE NOTE ** 25-043392 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	280.00 124.00 1.00 1.00	$280.00 $124.00 $40.00 $5.00 $449.00	**28-29-22-44-0014**
Rashad James Kennedy 1136 Abell St St Paul MN 55117-5002 ***1136 ABELL ST** *Ward: 5 *Pending as of: 7/15/2025	POTTGIESERS SUBDIVISION OF LOTS 5 THRU 16 INCLUSIVE ALL OF WEIDE AND DAWSON'S GARDEN LOTS OF ST. PAUL S 4 5O/1OO FT OF LOT 6 AND ALL OF LOT 5 BLK 1 ** PLEASE NOTE ** 25-042367 7/2/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**30-29-22-21-0105**
Nicolas Adducci 1027 Barrett St St Paul MN 55103-1310 ***1027 BARRETT ST** *Ward: 5 *Pending as of: 7/15/2025	ROYAL OAKS LOT 3 BLK 8 ** PLEASE NOTE ** 25-042320 7/2/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**26-29-23-13-0083**
Kelsey Whitcomb 511 Bay St St Paul MN 55102-3817 ***511 BAY ST** *Ward: 2 *Pending as of: 7/15/2025	SCHEFFERS ADDTION TO ST. PAUL S 1/2 OF LOT 8 BLK 1 ** PLEASE NOTE ** 25-042143 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**11-28-23-41-0026**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
4 G Realty Llc	NELSON'S ADDITION LOT 24 BLK 1	Summary Abatement	1.00	685.00	$685.00	**28-29-22-23-0100**
855 3rd St Sw Ste 6		DSI Admin Fee	1.00	124.00	$124.00	
New Brighton MN 55112-3002		Assessment Admin Fee	40.00	1.00	$40.00	
***935 CASE AVE**		Attorney Fee	5.00	1.00	$5.00	
*Ward: 6					$854.00	
*Pending as of: 7/15/2025		*** Owner and Taxpayer ***				
	** PLEASE NOTE ** 25-042781 6/30/2025					
Kong Chameng Xiong	EDMUND RICE'S THIRD ADDITION TO THE CITY OF ST. PAUL LOT 17 BLK 6	Summary Abatement	1.00	570.00	$570.00	**30-29-22-42-0065**
133 Cayuga St		DSI Admin Fee	1.00	124.00	$124.00	
St Paul MN 55117-5523		Assessment Admin Fee	40.00	1.00	$40.00	
***133 CAYUGA ST**		Attorney Fee	5.00	1.00	$5.00	
*Ward: 1					$739.00	
*Pending as of: 7/15/2025		*** Owner and Taxpayer ***				
	** PLEASE NOTE ** 25-042336 7/2/2025					
Carroll Properties Llc	WARE AND HOSPES ADDITION TO ST. PAUL, MINN. LOTS 7 AND LOT 8 BLK 5	Summary Abatement	1.00	555.00	$555.00	**26-29-23-14-0119**
1201 Robert St S Ste 3, 18248		DSI Admin Fee	1.00	124.00	$124.00	
West Saint Paul MN 55118-2366		Assessment Admin Fee	40.00	1.00	$40.00	
***716 COMO AVE**		Attorney Fee	5.00	1.00	$5.00	
*Ward: 5					$724.00	
*Pending as of: 7/15/2025		*** Owner and Taxpayer ***				
	** PLEASE NOTE ** 25-042646 7/2/2025					
Hosford Properties Llc	ARLINGTON HILLS ADDITION TO ST. PAUL 40/45 THRU 49 LOT 12 BLK 6	Summary Abatement	1.00	315.00	$315.00	**29-29-22-13-0070**
1254 Hosford St		DSI Admin Fee	1.00	124.00	$124.00	
Hudson WI 54016-9229		Assessment Admin Fee	40.00	1.00	$40.00	
***590 COOK AVE E**		Attorney Fee	5.00	1.00	$5.00	
*Ward: 6					$484.00	
*Pending as of: 7/15/2025		*** Owner and Taxpayer ***				
	** PLEASE NOTE ** 25-042788 6/30/2025					

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Catalina Berrios 5816 Gettysburg Ave N Minneapolis MN 55428-3038 ***606 COOK AVE E** *Ward: 6 *Pending as of: 7/15/2025	ARLINGTON HILLS ADDITION TO ST. PAUL 40/45 THRU 49 LOT 8 BLK 6 ** PLEASE NOTE ** 25-042786 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	280.00 124.00 1.00 1.00	$280.00 $124.00 $40.00 $5.00 $449.00	**29-29-22-13-0066**
Desiree Shiell 42 Elizabeth St E St Paul MN 55107-2974 ***42 ELIZABETH ST E** *Ward: 2 *Pending as of: 7/15/2025	E. R. BRYANTS REARRANGEMENT OF BLOCK 124 OF WEST SAINT PAUL PROPER LOTS 6 & LOT 7 BLK 124 ** PLEASE NOTE ** 25-042196 6/27/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**08-28-22-23-0143**
Tina M Armstrong John Armstrong 1277 Goodrich Ave St Paul MN 55105-2706 ***1277 GOODRICH AVE** *Ward: 3 *Pending as of: 7/15/2025	STINSON'S BOULEVARD LOT 15 BLK 5 ** PLEASE NOTE ** 25-041021 6/30/2025 25-041015 6/27/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	785.00 124.00 1.00 1.00	$785.00 $124.00 $40.00 $5.00 $954.00	**03-28-23-42-0068**
Mikayla A Dehne 1620 Iowa Ave E St Paul MN 55106-1323 ***1620 IOWA AVE E** *Ward: 6 *Pending as of: 7/15/2025	FRED S. HERRING'S PLAT 4 LOT 8 BLK 10 ** PLEASE NOTE ** 25-041150 7/2/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	780.00 124.00 1.00 1.00	$780.00 $124.00 $40.00 $5.00 $949.00	**22-29-22-12-0050**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Kevin Sean Arp	MICHEL AND ROBERTSON'S ADDITION LOT 30 BLK 10	Summary Abatement	1.00	280.00	$280.00	**11-28-23-24-0154**
863 James Ave		DSI Admin Fee	1.00	124.00	$124.00	
St Paul MN 55102-3328		Assessment Admin Fee	40.00	1.00	$40.00	
***863 JAMES AVE**		Attorney Fee	5.00	1.00	$5.00	
*Ward: 2					$449.00	
*Pending as of: 7/15/2025		*** Owner and Taxpayer ***				
	** PLEASE NOTE ** 25-043462 6/27/2025					
Chang Properties Llc	MICHELS SUBDIVISION OF SAID BLOCK 5, OF SAID STINSONS ADDITION LOT 12 BLK 2	Summary Abatement	1.00	2,505.00	$2,505.00	**36-29-23-22-0187**
1155 Karth Lake Dr		Assessment Admin Fee	40.00	1.00	$40.00	
Arden Hills MN 55112-5757		Attorney Fee	5.00	1.00	$5.00	
***606 LAFOND AVE**					$2,550.00	
*Ward: 1		*** Owner and Taxpayer ***				
*Pending as of: 7/15/2025						
	** PLEASE NOTE ** 25-042346 6/27/2025					
Maryrose Perron Miller	BROOKVALE LOT 19	Summary Abatement	1.00	560.00	$560.00	**30-29-22-14-0025**
293 Lawson Ave		DSI Admin Fee	1.00	124.00	$124.00	
St Paul MN 55130-3928		Assessment Admin Fee	40.00	1.00	$40.00	
***293 LAWSON AVE E**		Attorney Fee	5.00	1.00	$5.00	
*Ward: 5					$729.00	
*Pending as of: 7/15/2025		*** Owner and Taxpayer ***				
	** PLEASE NOTE ** 25-043020 6/27/2025					
Steven E Katz	J. F. EISENMENGER'S ADDITION TO ST. PAUL LOT 20 BLK 4	Summary Abatement	1.00	280.00	$280.00	**30-29-22-23-0093**
Mark Eastman		DSI Admin Fee	1.00	124.00	$124.00	
63 Lawson Ave W		Assessment Admin Fee	40.00	1.00	$40.00	
St Paul MN 55117-4942		Attorney Fee	5.00	1.00	$5.00	
***63 LAWSON AVE W**					$449.00	
*Ward: 5		*** Owner and Taxpayer ***				
*Pending as of: 7/15/2025						
	** PLEASE NOTE ** 25-044429 6/27/2025					

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Susan A Benfield 1385 Lincoln Ave St Paul MN 55105-2215 ***1385 LINCOLN AVE** *Ward: 3 *Pending as of: 7/15/2025	WANN'S ADDITON TO ST. PAUL W 1/2 OF LOT 19 AND ALL OF LOT 18 BLK 2 ** PLEASE NOTE ** 25-042324 7/11/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**03-28-23-31-0042**
Sharon M Stewart John Stewart 1585 Marion St St Paul MN 55117-3637 ***1583 MARION ST** *Ward: 5 *Pending as of: 7/15/2025	RICE STREET VILLAS LOTS 9 & LOT 10 BLK 5 ** PLEASE NOTE ** 25-045306 7/2/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	615.00 124.00 1.00 1.00	$615.00 $124.00 $40.00 $5.00 $784.00	**24-29-23-11-0044**
Dominique Maurice Montgomery 1360 University Ave W Ste 354 St Paul MN 55104-4086 ***584 MENDOTA ST** *Ward: 7 *Pending as of: 7/15/2025	DAILY AND BERRISFORD'S SUBDIVISION OF BLOCK 95 OF LYMAN DAYTON'S ADDITION TO ST. PAUL LOTS 17 AND LOT 18 BLK 95 ** PLEASE NOTE ** 25-045980 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	555.00 124.00 1.00 1.00	$555.00 $124.00 $40.00 $5.00 $724.00	**33-29-22-23-0014**
Richard W Rasmussen 1875 Nebraska Ave E St Paul MN 55119-4222 ***1875 NEBRASKA AVE E** *Ward: 6 *Pending as of: 7/15/2025	HAYDEN HEIGHTS LOT 60 BLK 2 ** PLEASE NOTE ** 25-045059 7/2/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**23-29-22-23-0091**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Richard Sanchez 670 Mercer St Se Atlanta GA 30312-3520 ***326 ONEIDA ST** *Ward: 2 *Pending as of: 7/15/2025	STINSON, BROWN AND RAMSEY'S ADDITION TO ST. PAUL S 24 FT OF LOT 1 BLK 13 ** PLEASE NOTE ** 25-042207 6/27/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	280.00 124.00 1.00 1.00	$280.00 $124.00 $40.00 $5.00 $449.00	**12-28-23-22-0102**
Fillmore Avenue Apartments Llc 9757 Ne Juanita Dr Ste 300 Kirkland WA 98034-4291 ***193 ROBERT ST S** *Ward: 2 *Pending as of: 7/15/2025	BAZIL AND ROBERT'S ADDITION TO WEST ST. PAUL, COUNTY OF DAKOTA, TERRITORY OF MINN. ST AND ALLEY ACCRUING AS VAC IN ABST DOC 1819955 & TS DOC 567230 & FOL; PART, LYING NWLY OF PLATO ** PLEASE NOTE ** 25-045745 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	905.00 124.00 1.00 1.00	$905.00 $124.00 $40.00 $5.00 $1,074.00	**05-28-22-32-0016**
Si Thai 476 Sherburne Ave St Paul MN 55103-1943 ***476 SHERBURNE AVE** *Ward: 1 *Pending as of: 7/15/2025	SMITHS SUBD OF BLKS 9 10 15 AND 16 SUBJ TO ALLEY ESMT; THE E 10 FT OF LOT 20. ALSO, ALL OF LOT 21 BLK 15 ** PLEASE NOTE ** 25-041036 7/2/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	290.00 124.00 1.00 1.00	$290.00 $124.00 $40.00 $5.00 $459.00	**36-29-23-24-0213**
Quality Residences Llc 7100 Northland Cir Ste 410 Brooklyn Park MN 55428-1500 ***257 SIDNEY ST E** *Ward: 2 *Pending as of: 7/15/2025	PAUL MARTINS REARRANGEMENT OF BLOCK 18 OF WOODBURY AND CASES ADDITION TO ST. PAUL EX E 3 FT; LOT 23 & ALL OF LOT 22 BLK 18 ** PLEASE NOTE ** 25-042211 6/27/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**08-28-22-42-0089**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Pooja Dayalal Compton Michael Compton 1894 E Dublin St Gilbert AZ 85295-5130 ***1020 STINSON ST** *Ward: 5 *Pending as of: 7/15/2025	COMO PARK ADDITION W 2/5 OF LOT 15 AND ALL OF LOT 16 AND E 1/2 OF LOT 17 BLK 2 ** PLEASE NOTE ** 25-039274 6/11/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	335.00 124.00 1.00 1.00	$335.00 $124.00 $40.00 $5.00 $504.00	**26-29-23-32-0029**
Jorge L Azocar Martinez Jill De Azocar 1920 Summit Ave St Paul MN 55105-1427 ***1920 SUMMIT AVE** *Ward: 3 *Pending as of: 7/15/2025	ROSEDALE PARK EX AVE AND ALLEY LOT 23 BLK 1 ** PLEASE NOTE ** 25-041760 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**04-28-23-31-0003**
White Dog Holdings Llc 3708 W 57th St Minneapolis MN 55410-2332 ***1493 UNIVERSITY AVE W** *Ward: 4 *Pending as of: 7/15/2025	LYMAN D. BAIRDS ADDITION E 5 FT OF LOT 2O AND ALL OF LOTS 21 22 AND LOT 23 BLK 5 ** PLEASE NOTE ** 25-042404 6/23/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	1,175.00 124.00 1.00 1.00	$1,175.00 $124.00 $40.00 $5.00 $1,344.00	**34-29-23-23-0130**
Kau Buahn Llc 7121 Knox Ave N Brooklyn Center MN 55430-1017 ***561 VAN BUREN AVE** *Ward: 1 *Pending as of: 7/15/2025	E 41 FT 7 INCHES OF LOTS 28 THRU LOT 30 BLK 1 ** PLEASE NOTE ** 25-042764 7/2/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**36-29-23-22-0283**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Tzuyu Wang Deanna Forsman 3815 Chambery Ct San Jose CA 95127-2131 ***294 WINIFRED ST E** *Ward: 2 *Pending as of: 7/15/2025	LAWTON'S SUBDIVISION OF BLKS. 14 & 24 OF BROWN & JACKSON'S ADDITION TO ST. PAUL LOT 1 BLK 24 ** PLEASE NOTE ** 25-045741 7/11/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**08-28-22-13-0008**
Mark D Klinkner Tr 14092 Dearborn Path Rosemount MN 55068-5041 ***1105 WOODBRIDGE ST** *Ward: 5 *Pending as of: 7/15/2025	AUERBACH & HAND'S ADDITION TO THE CITY OF ST. PAUL LOT 9 BLK 13 ** PLEASE NOTE ** 25-043961 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**25-29-23-11-0123**
Vong D Thao 933 Woodbridge St St Paul MN 55117-5362 ***933 WOODBRIDGE ST** *Ward: 1 *Pending as of: 7/15/2025	LEWIS SECOND ADDITION TO ST PAUL BLOCKS 7, 8, 9, 10, 11, 12, 13, 14, & 15 LOT 11 & LOT 12 BLK 10 ** PLEASE NOTE ** 25-044421 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	225.00 124.00 1.00 1.00	$225.00 $124.00 $40.00 $5.00 $394.00	**25-29-23-41-0248**
Joshua Logan 939 Woodbridge St St Paul MN 55117-5362 ***939 WOODBRIDGE ST** *Ward: 1 *Pending as of: 7/15/2025	LEWIS SECOND ADDITION TO ST PAUL BLOCKS 7, 8, 9, 10, 11, 12, 13, 14, & 15 LOT 8 BLK 10 ** PLEASE NOTE ** 25-044422 6/30/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	420.00 124.00 1.00 1.00	$420.00 $124.00 $40.00 $5.00 $589.00	**25-29-23-41-0047**

Ratification Date: Resolution #:

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Herman R Eliasen Tr	J AUER'S RE-ARRANGEMENT LOT 3 AND W 1/2 OF LOT 4	Summary Abatement	1.00	225.00	$225.00	**08-28-22-34-0120**
Marie Eliasen		DSI Admin Fee	1.00	124.00	$124.00	
230 Wyoming St E		Assessment Admin Fee	40.00	1.00	$40.00	
St Paul MN 55107-3131		Attorney Fee	5.00	1.00	$5.00	
***230 WYOMING ST E**					$394.00	
*Ward: 2		*** Owner and Taxpayer ***				
*Pending as of: 7/15/2025						
	** PLEASE NOTE ** 25-045461 7/2/2025					

Total Summary Abatement:	$15,155.00
Total DSI Admin Fee:	$3,968.00
Total Assessment Admin Fee:	$1,320.00
Total Attorney Fee:	$165.00
Project Total:	**$20,608.00**
Less Total Discounts:	**$0.00**
Project Total:	**$20,608.00**

33 Parcel(s)
0 Cert. Exempt Parcel(s)

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1263

File ID:	RES 25-1263	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6153	**In Control:**	City Council
				File Created:	08/04/2025
File Name:	Tall Grass and Weed Removal June 12 to 24, 2025			**Final Action:**	

Title: Approving the City's cost of providing Tall Grass and Weed Removal services during June 12 to 24, 2025, and setting date of Legislative Hearing for September 23, 2025 and City Council public hearing for January 7, 2026 to consider and levy the assessments against individual properties. (File No. J2601TW, Assessment No. 258500)

Notes:

		Agenda Date:	08/27/2025
Sponsors:	Noecker	**Enactment Date:**	
Attachments:	Report of Completion J2601TW.268500, Assessment Roll J2601TW.268500	**Financials Included?:**	
Contact Name:	Tanya Panzer	**Hearing Date:**	
Entered by:	tanya.panzer@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1263

Approving the City's cost of providing Tall Grass and Weed Removal services during June 12 to 24, 2025, and setting date of Legislative Hearing for September 23, 2025 and City Council public hearing for January 7, 2026 to consider and levy the assessments against individual properties. (File No. J2601TW, Assessment No. 258500)

WHEREAS, pursuant to Saint Paul Administrative Code Chapter 60: Property Service Cost Assessments, the Office of Financial Services Assessment Section has prepared the attached Report of Completion of Assessment for Tall Grass and Weed Removal on Private Properties during the time period of June 12 to June 24, 2025 under Assessment No. 258500 (File No. J260TW); and,

WHEREAS, the Office of Financial Services Assessment Section has prepared for City Council consideration the attached Assessment Roll listing the benefited property, the property owner, the service provided and the charges for the service as reported by the department providing the service; and hereby submits said Assessment Roll for City Council consideration to adopt and levy said charges as an assessment against the benefited property; and

WHEREAS, a legislative hearing on said assessment is scheduled on the 23rd day of September 2025 at the hour of 10:00 a.m. in Room 330, Third Floor, City Hall Court House, in the City of Saint Paul; now, therefore be it

RESOLVED, that the Council of the City of Saint Paul hereby accepts and approves said Report of Completion of Assessment and Assessment Roll; and be it further

RESOLVED, that a public hearing be had on said assessment on the 7th day of January 2026 at the hour of 3:30 p.m. in the Council Chambers of the Court House and City Hall Building, in the City of Saint Paul; and that the Office of Financial Services Assessment Section provide mailed and published notice of the same as required by law.

City of Saint Paul

Office of Financial Services
Assessment Section

COUNCIL FILE NO. _____

REPORT OF COMPLETION OF ASSESSMENT

File No. **J2601TW**

Assessment No. **268500**

In the matter of the assessment of benefits, cost and expenses for

Tall Grass and Weed Removal on Private Properties during the time period of June 12 to June 24, 2025.

To the Council of the City of St. Paul:

The Office of Financial Services Assessment Section hereby reports to the Council the following as a statement of the spending and financing incurred for and in connection with the making of the above improvement:

Summary Abatement Fee	$15,841.25
DSI Admin Fee	$5,084.00
Assessment Admin Fee	$1,760.00
Attorney Fee	$220.00
TOTAL EXPENDITURES	$22,905.25
Charge To	
Net Assessment	$22,905.25

The Office of Financial Services Assessment Section further reports that it has, for each and every lot, piece or parcel of land benefiting from the improvement, assessed and levied the total sum of $22,905.25 as set forth in the attached assessment roll, in accordance with legal requirements and city policy; that the assessment has been completed as identified by the signature of the Deputy Treasurer; and that the attached assessment roll is hereby submitted to the Council for its consideration.

Date 8/4/2025 _____

Deputy Treasurer

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
1213 3rd St E Llc 12527 Central Ave Ne Ste 103 Minneapolis MN 55434-4861 ***1213 3RD ST E** *Ward: 7 *Pending as of: 7/1/2025	A. GOTZIANS RE OF SIGEL'S ADDITION LOT 42 BLK 21 ** PLEASE NOTE ** 25-042019 6/17/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	460.00 124.00 1.00 1.00	$460.00 $124.00 $40.00 $5.00 $629.00	**33-29-22-14-0126**
Hanna Hieu Nguyen 2257 4th St E St Paul MN 55119-4011 ***2257 4TH ST E** *Ward: 7 *Pending as of: 7/1/2025	FOOSHE'S EAST HOME ADDITION NO. 4 LOT 17 BLK 9 ** PLEASE NOTE ** 25-043005 6/24/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**35-29-22-14-0021**
Lauren Alvarez 1121 Abell St St Paul MN 55117-5001 ***1121 ABELL ST** *Ward: 5 *Pending as of: 7/1/2025	POTTGIESERS SUBDIVISION OF LOTS 5 THRU 16 INCLUSIVE ALL OF WEIDE AND DAWSON'S GARDEN LOTS OF ST. PAUL LOT 3 BLK 2 ** PLEASE NOTE ** 25-041039 6/12/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	287.50 124.00 1.00 1.00	$287.50 $124.00 $40.00 $5.00 $456.50	**30-29-22-21-0101**
Frank Adams 902 Albemarle St St Paul MN 55117-5316 ***902 ALBEMARLE ST** *Ward: 1 *Pending as of: 7/1/2025	MCKENTY'S OUT LOTS TO ST. PAUL LOT 23 BLK 1 ** PLEASE NOTE ** 25-041940 6/17/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	546.25 124.00 1.00 1.00	$546.25 $124.00 $40.00 $5.00 $715.25	**25-29-23-41-0102**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Opportunity Management Partners Llc 5712 102nd Ave N Brooklyn Park MN 55443-2073 ***260 AURORA AVE** *Ward: 1 *Pending as of: 7/1/2025	FLORENCE ADDITION TO ST. PAUL W 1/2 OF LOT 1O AND ALL OF LOT 11 BLK 3 ** PLEASE NOTE ** 25-043381 6/23/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**36-29-23-41-0030**
Kevin Wang 1254 Beech St St Paul MN 55106-4728 ***1254 BEECH ST** *Ward: 7 *Pending as of: 7/1/2025	A. GOTZIANS RE OF SIGEL'S ADDITION LOTS 12 & LOT 13 BLK 30 ** PLEASE NOTE ** 25-041149 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	460.00 124.00 1.00 1.00	$460.00 $124.00 $40.00 $5.00 $629.00	**33-29-22-11-0200**
Sara Sheldon Rosson Reinhardt Rosson 491 Burlington Rd St Paul MN 55119-5370 ***491 BURLINGTON RD** *Ward: 7 *Pending as of: 7/1/2025	BURLINGTON HEIGHTS, DIVISION NO. 2, RAMSEY COUNTY, MINNESOTA PART OF LOT A LYING BET EXTENDED S LINE OF LOT 42 & THE EXTENDED N LINE OF LOT 44. ALSO, EX N 44 FT; LOT 44 & EX S 5 FT; ** PLEASE NOTE ** 25-041034 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**11-28-22-31-0003**
Samuel Kahnke 1550 Carroll Ave St Paul MN 55104-5306 ***1550 CARROLL AVE** *Ward: 1 *Pending as of: 7/1/2025	SNELLING PARK TO ST. PAUL, MN. LOT 3 BLK 3 ** PLEASE NOTE ** 25-039281 6/12/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**34-29-23-33-0123**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Thanh Tung Phi 1019 Central Ave W St Paul MN 55104-4726 ***1019 CENTRAL AVE W** *Ward: 1 *Pending as of: 7/1/2025	UNIVERSITY SUBDIVISION OF LOTS 1, 2, 3 & 8 HYDE PARK, RAMSEY CO., MINN. LOT 22 BLK 5 ** PLEASE NOTE ** 25-040535 6/12/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	287.50 124.00 1.00 1.00	$287.50 $124.00 $40.00 $5.00 $456.50	**35-29-23-32-0107**
William D Dantuma 897 Central Ave W St Paul MN 55104-4723 ***897 CENTRAL AVE W** *Ward: 1 *Pending as of: 7/1/2025	MILTON ADDITION LOT 21 BLK 3 ** PLEASE NOTE ** 25-043716 6/24/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	546.25 124.00 1.00 1.00	$546.25 $124.00 $40.00 $5.00 $715.25	**35-29-23-31-0185**
Son A Nguyen Linh Huynh 1056 Churchill St St Paul MN 55103-1200 ***1056 CHURCHILL ST** *Ward: 5 *Pending as of: 7/1/2025	GREVE'S ADDITION TO ST. PAUL, MINN. LOTS 17 AND LOT 18 BLK 39 ** PLEASE NOTE ** 25-043218 6/23/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**26-29-23-23-0040**
Andrew D Mann 862 Clear Ave St Paul MN 55106-1819 ***862 CLEAR AVE** *Ward: 6 *Pending as of: 7/1/2025	LANE'S PHALEN GROVE ADD., ST. PAUL, MINN. LOT 4 BLK 7 ** PLEASE NOTE ** 25-043710 6/24/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**21-29-22-32-0156**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Oig Holdings Llc 8931 Farnsworth Ave N Brooklyn Park MN 55443-1752 ***658 CONWAY ST** *Ward: 7 *Pending as of: 7/1/2025	STINSON'S REARRANGEMENT OF BLOCK 45 OF LYMAN DAYTON'S ADD. TO ST. PAUL WITH ESMTS TO SURREY AVE NWLY 8 1/12 FT OF LOT 2O AND ALL OF LOT 9 BLK 45 ** PLEASE NOTE ** 25-042322 6/24/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	460.00 124.00 1.00 1.00	$460.00 $124.00 $40.00 $5.00 $629.00	**32-29-22-41-0077**
Vanessa Christine Nicosia Rojas 636 Earl St St Paul MN 55106-4613 ***636 EARL ST** *Ward: 7 *Pending as of: 7/1/2025	A. GOTZIANS RE OF SIGEL'S ADDITION LOT 6 BLK 6 ** PLEASE NOTE ** 25-041900 6/24/2025	Summary Abatement Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 40.00 5.00	460.00 1.00 1.00	$460.00 $40.00 $5.00 $505.00	**33-29-22-12-0132**
Salim Ntambwe 3436 Lambert Ct Ne Saint Michael MN 55376-8458 ***913 EARL ST** *Ward: 6 *Pending as of: 7/1/2025	DAWSON'S EARL ST. ADDITION TO ST. PAUL, RAMSEY CO., MINN. LOTS 3 AND LOT 4 BLK 73 ** PLEASE NOTE ** 25-043001 6/23/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**28-29-22-31-0032**
Gaoxiang Yang 317 Huron Blvd Se Minneapolis MN 55414-4124 ***936 EARL ST** *Ward: 6 *Pending as of: 7/1/2025	DAWSON'S EARL ST. ADDITION TO ST. PAUL, RAMSEY CO., MINN. LOT 25 BLK 71 ** PLEASE NOTE ** 25-043004 6/24/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**28-29-22-42-0029**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Yong Gang Dong Chang Wang 4136 Cashell Gln Eagan MN 55122-2807 ***1649 EDMUND AVE** *Ward: 4 *Pending as of: 7/1/2025	GEO. J. ANDERSON'S MIDWAY ADDITION TO ST. PAUL, MINN. LOT 28 BLK 1 ** PLEASE NOTE ** 25-041631 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**33-29-23-14-0113**
Dagago Negassa 15235 Dupont Ct Apple Valley MN 55124-5859 ***228 EDMUND AVE** *Ward: 1 *Pending as of: 7/1/2025	ROBERTSON & VAN ETTEN ADDITION TO ST. PAUL EX S 1O FT FOR ALLEY LOT 10 BLK 13 ** PLEASE NOTE ** 25-040532 6/12/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	546.25 124.00 1.00 1.00	$546.25 $124.00 $40.00 $5.00 $715.25	**36-29-23-14-0008**
Golden Point Estate Llc 229 Minnetonka Ave S # 843 Wayzata MN 55391-2089 ***353 FULLER AVE** *Ward: 1 *Pending as of: 7/1/2025	ELFELT, BERNHEIMER & ARNOLDS ADDITION TO ST. PAUL S 74 FT OF LOT 7 BLK 6 ** PLEASE NOTE ** 25-041929 6/17/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**36-29-23-42-0075**
Joseph P Ray Tauriette Ray 901 Fuller Ave St Paul MN 55104-4742 ***901 FULLER AVE** *Ward: 1 *Pending as of: 7/1/2025	MILTON ADDITION LOT 20 BLK 2 ** PLEASE NOTE ** 25-043216 6/23/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	460.00 124.00 1.00 1.00	$460.00 $124.00 $40.00 $5.00 $629.00	**35-29-23-31-0155**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Athanor Assisted Living Llc 225 W University Ave # 123b St Paul MN 55103-3901 ***135 GERANIUM AVE E** *Ward: 5 *Pending as of: 7/1/2025	TAX DESC: E1/2 & W1/2 OF VAC AGATE ST ADJ LOT F AND ALL OF LOT F SOO LINE PLAT NUMBER 4 & IN SD RANSOM'S ADD LOT 22 AND THAT PT OF LOTS 23 AND 24 LYING S OF THE N 125 FT AND E OF THE W 10 ** PLEASE NOTE ** 25-039818 6/12/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**30-29-22-12-0090**
Abdirazak Mohamed Muse Hawa Farah 280 Hatch Ave W St Paul MN 55117-5122 ***280 HATCH AVE** *Ward: 1 *Pending as of: 7/1/2025	AUERBACH & HAND'S ADDITION TO THE CITY OF ST. PAUL EX E 4O FT LOTS 11 AND LOT 12 BLK 47 ** PLEASE NOTE ** 25-042654 6/23/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**25-29-23-13-0146**
Wayne M Koski 1263 Sperl St West St Paul MN 55118-2624 ***451 HATCH AVE** *Ward: 5 *Pending as of: 7/1/2025	NEURU AND WALLRAFFS ADDITION TO ST. PAUL LOT 42 BLK 1 ** PLEASE NOTE ** 25-040529 6/12/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	287.50 124.00 1.00 1.00	$287.50 $124.00 $40.00 $5.00 $456.50	**25-29-23-24-0158**
Charlotte M Gronewald 1377 Hewitt Ave St Paul MN 55104-1306 ***1377 HEWITT AVE** *Ward: 4 *Pending as of: 7/1/2025	COLLEGE PLACE, EAST DIVISION SUBJ TO & WITH ALLEY ESMT DESC IN DOC 2156315; THE FOL; W 42 FT OF E 168 FT OF S 135 FT OF LOT 3 BLK 12 ** PLEASE NOTE ** 25-041617 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	546.25 124.00 1.00 1.00	$546.25 $124.00 $40.00 $5.00 $715.25	**27-29-23-31-0022**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Jeffrey R Smith 1597 Ivy Ave E St Paul MN 55106-2227 ***1597 IVY AVE E** *Ward: 6 *Pending as of: 7/1/2025	DAWSON'S ACRE LOTS E 55 FT OF S 134 FT OF LOT 10 BLK 3 ** PLEASE NOTE ** 25-041563 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	460.00 124.00 1.00 1.00	$460.00 $124.00 $40.00 $5.00 $629.00	**22-29-22-42-0136**
Nathaniel Cole Flowers 1896 Ivy Ave E St Paul MN 55119-4525 ***1896 IVY AVE E** *Ward: 6 *Pending as of: 7/1/2025	HAZEL PARK DIVISION 5 TO ST. PAUL LOT 1 BLK 1 ** PLEASE NOTE ** 25-043711 6/24/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	546.25 124.00 1.00 1.00	$546.25 $124.00 $40.00 $5.00 $715.25	**23-29-22-33-0001**
Bradley J Brunner 776 James Ave St Paul MN 55102-3408 ***776 JAMES AVE** *Ward: 2 *Pending as of: 7/1/2025	KERST'S SUBDIVISION OF BLOCK 33 OF STINSON BROWN AND RAMSEY'S ADDITION TO ST. PAUL LOT 12 ** PLEASE NOTE ** 25-039267 6/12/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**11-28-23-13-0122**
Shan O Trott Terra Trott 1884 Margaret St St Paul MN 55119-3449 ***1884 MARGARET ST** *Ward: 7 *Pending as of: 7/1/2025	ROBERT L. WARE'S EASTERN HEIGHTS W 1/2 OF LOT 2 BLK 3 ** PLEASE NOTE ** 25-041146 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**35-29-22-22-0068**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Norma Parsons Richard Morales 1888 Margaret St St Paul MN 55119-3449 ***1888 MARGARET ST** *Ward: 7 *Pending as of: 7/1/2025	ROBERT L. WARE'S EASTERN HEIGHTS EX S 161 2/1O FT THE E 1/2 OF LOT 2 BLK 3 ** PLEASE NOTE ** 25-041147 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**35-29-22-22-0065**
Stefanie Hoenisch 1939 Margaret St St Paul MN 55119-3921 ***1939 MARGARET ST** *Ward: 7 *Pending as of: 7/1/2025	ROBERT L. WARE'S EASTERN HEIGHTS LOT 34 BLK 1 ** PLEASE NOTE ** 25-041148 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**35-29-22-21-0040**
Mary Jo Abernathy 829 Margaret St St Paul MN 55106-4526 ***829 MARGARET ST** *Ward: 7 *Pending as of: 7/1/2025	OTTO'S SUBDIVISION OF LOT 15 OF OTTO'S SUBDIVISION LOT 3 ** PLEASE NOTE ** 25-043981 6/24/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	460.00 124.00 1.00 1.00	$460.00 $124.00 $40.00 $5.00 $629.00	**33-29-22-22-0144**
Tfanginvest Llc 1018 Geranium Ave St Paul MN 55106-2708 ***260 MARIA AVE** *Ward: 7 *Pending as of: 7/1/2025	LYMAN DAYTON ADDITION TO THE CITY OF ST. PAUL LOT 9 BLK 46 ** PLEASE NOTE ** 25-043983 6/24/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	546.25 124.00 1.00 1.00	$546.25 $124.00 $40.00 $5.00 $715.25	**32-29-22-41-0057**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Ann M Kemper 6325 N Lynden Rd Otis Orchards WA 99027-9214 ***1623 MAYWOOD ST** *Ward: 5 *Pending as of: 7/1/2025	LANE'S NORTH DALE PARK LOT 7 BLK 5 ** PLEASE NOTE ** 25-042321 6/17/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	460.00 124.00 1.00 1.00	$460.00 $124.00 $40.00 $5.00 $629.00	**23-29-23-11-0107**
Kitty Lu Kieu Ly 459 Milton St N St Paul MN 55104-4732 ***459 MILTON ST N** *Ward: 1 *Pending as of: 7/1/2025	SLATER AND RILEYS ADDITION LOT 30 BLK 1 ** PLEASE NOTE ** 25-041972 6/17/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**35-29-23-31-0021**
Nicholas R Christianson 2091 Nebraska Ave E St Paul MN 55119-3051 ***2091 NEBRASKA AVE E** *Ward: 6 *Pending as of: 7/1/2025	FURNESS GARDEN LOTS EX W 84 FT AND EX E 55 FT LOT 9 BLK 8 ** PLEASE NOTE ** 25-041931 6/17/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**23-29-22-13-0027**
Ziyang Wu 799 Orange Ave E St Paul MN 55106-1929 ***799 ORANGE AVE E** *Ward: 6 *Pending as of: 7/1/2025	OAK VILLE PARK LOT 14 BLK 6 ** PLEASE NOTE ** 25-041560 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	546.25 124.00 1.00 1.00	$546.25 $124.00 $40.00 $5.00 $715.25	**20-29-22-44-0065**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Bph 1 Llc 323 N Washington Ave 200 Minneapolis MN 55401-1314 ***713 PREBLE ST** *Ward: 7 *Pending as of: 7/1/2025	IRVINES 2ND ADDITION TO ST. PAUL LOT 3 BLK 4 ** PLEASE NOTE ** 25-041561 6/23/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**32-29-22-12-0077**
Lucy Smith 427 Saratoga St S St Paul MN 55105-2544 ***1747 RANDOLPH AVE** *Ward: 3 *Pending as of: 7/1/2025	WEBSTER ADDITION TO THE CITY OF ST. PAUL, RAMSEY CO., MINN. EX AVE LOT 19 BLK 2 ** PLEASE NOTE ** 25-040761 6/12/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	373.75 124.00 1.00 1.00	$373.75 $124.00 $40.00 $5.00 $542.75	**09-28-23-13-0216**
Mary A Martinson 28 Robie St W St Paul MN 55107-2819 ***28 ROBIE ST W** *Ward: 2 *Pending as of: 7/1/2025	WEST ST PAUL BLKS 1 THRU 99 W 1OO FT OF LOTS 1 2 AND LOT 3 BLK 85 ** PLEASE NOTE ** 25-043497 6/27/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	115.00 124.00 1.00 1.00	$115.00 $124.00 $40.00 $5.00 $284.00	**07-28-22-14-0040**
East Properties Llc 315 University Ave E St Paul MN 55103-2048 ***308 SHERBURNE AVE** *Ward: 1 *Pending as of: 7/1/2025	SUBJ TO ESMT; LOT 7, LOT 8, AND LOT 9 BLK 27 ** PLEASE NOTE ** 25-042643 6/23/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	718.75 124.00 1.00 1.00	$718.75 $124.00 $40.00 $5.00 $887.75	**36-29-23-13-0230**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID
Carson English 479 Sherburne Ave St Paul MN 55103-1944 ***479 SHERBURNE AVE** *Ward: 1 *Pending as of: 7/1/2025	SMITHS SUBD OF BLKS 9 10 15 AND 16 LOT 36 BLK 15 ** PLEASE NOTE ** 25-039930 6/12/2025	Summary Abatement Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 40.00 5.00	460.00 1.00 1.00	$460.00 $40.00 $5.00 $505.00	**36-29-23-24-0194**
Holiday Stationstores Inc Po Box 52085 Phoenix AZ 85072-2085 ***285 SNELLING AVE N** *Ward: 4 *Pending as of: 7/1/2025	COLLEGE PARK LOTS 1 THRU LOT 5 BLK 5 ** PLEASE NOTE ** 25-041637 6/16/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	460.00 124.00 1.00 1.00	$460.00 $124.00 $40.00 $5.00 $629.00	**33-29-23-44-0119**
Mark T Doerr 2142 St Anthony Ave St Paul MN 55104-5029 ***2142 ST ANTHONY AVE** *Ward: 4 *Pending as of: 7/1/2025	CAPITOL ADD TO THE CITY OF ST. PAUL, RAMSEY CO., MINN. LOT 24 BLK 5 ** PLEASE NOTE ** 25-041025 6/9/2025	Summary Abatement Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 40.00 5.00	460.00 1.00 1.00	$460.00 $40.00 $5.00 $505.00	**32-29-23-41-0009**
Frank L Creamer 1354 Stillwater Ave St Paul MN 55106-3408 ***1354 STILLWATER AVE** *Ward: 6 *Pending as of: 7/1/2025	TRACYS OUTLOTS IN THE TOWNSHIP OF NEW CANADA, RAMSEY CO., AND STATE OF MINNESOTA LOTS 13 & LOT 14 BLK 10 ** PLEASE NOTE ** 25-042021 6/17/2025	Summary Abatement DSI Admin Fee Assessment Admin Fee Attorney Fee *** Owner and Taxpayer ***	1.00 1.00 40.00 5.00	632.50 124.00 1.00 1.00	$632.50 $124.00 $40.00 $5.00 $801.50	**27-29-22-32-0081**

Total Summary Abatement:	$15,841.25
Total DSI Admin Fee:	$5,084.00
Total Assessment Admin Fee:	$1,760.00
Total Attorney Fee:	$220.00
Project Total:	**$22,905.25**

Owner or Taxpayer	Property Description	Item Description	Unit Rate	Quantity	Charge Amts	Property ID

Less Total Discounts: **$0.00**

Project Total: **$22,905.25**

44 Parcel(s)
0 Cert. Exempt Parcel(s)

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1288

File ID:	RES 25-1288	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	266-6476	**In Control:**	City Council
				File Created:	08/08/2025
File Name:	City Council Communications Lead Rate of Pay			**Final Action:**	

Title: Establishing the rate of pay for the City Council Communications Lead, Non-Represented City Managers, Grade 010. (To be laid over one week for adoption)

Notes:

		Agenda Date:	
Sponsors:	Noecker	**Enactment Date:**	
Attachments:	Resolution-Financial Analysis City Council Communications Lead	**Financials Included?:**	
Contact Name:	Nastassia Leigh	**Hearing Date:**	
Entered by:	Trisha.Freiberger@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1288

Establishing the rate of pay for the City Council Communications Lead, Non-Represented City Managers, Grade 010. (To be laid over one week for adoption)

WHEREAS, the Office of Human Resources conducted an audit for the classification of City Council Communications Lead; and

WHEREAS, the results of the audit instruct that the rate of pay for the City Council Communications Lead be established at the rate set forth in Grade 010, in Employee Group 17, Non-Represented City Managers now therefore, be it

RESOLVED, pursuant to City Charter Sections 6.03.3(5) and 12.01, that the rate of pay for the City Council Communications Lead be established at the rate set forth in Grade 010, Employee Group 17, Non-Represented City Managers. This resolution shall take effect at the same time as the unclassified City Council Communications Lead classification through Ordinance which is 30 days from and after its passage, approval, and publication in the Legal Ledger.

City of Saint Paul Financial Analysis

File ID Number:	25-1288		
Budget Affected:	Operating Budget	City Council	General Fund
Total Amount of Transaction:	see below		
Funding Source:	Other	Please Specify:	
Charter Citation:	City Charter, Chapter 6, Section 6.03.3 (5) - Resolutions, Chapter 12.01 - Personnel & Civil Service Rules		

Fiscal Analysis

Pursuant to the City Charter, Chapter 6, Section 6.03.3 (5), Chapter 12.01, and Civil Service Rules 3 and 25, the Office of Human Resources has put forth this Resolution to ensure equitable compensation for these job classifications based on the results of a job study. This classification change may or may not affect a specific department's budget.

Classification Title: City Council Communications Lead

The new grade and salary range is detailed below: EG 17, Grade 010

Proposed Grade: $33.58 - $49.06 Hourly; $69,846.40 - $102,044.80 Annually

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1289

File ID:	RES 25-1289	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	266-6476	**In Control:**	City Council
				File Created:	08/08/2025
File Name:	Legislative Hearing Officer Series Rate of Pay			**Final Action:**	

Title: Establishing the rate of pay for the Legislative Hearing Officer series, in EG 17, Non-Represented City Managers, Grades 010, 20C, and 25C, respectively. (To be laid over one week for adoption)

Notes:

		Agenda Date:	
Sponsors:	Noecker	**Enactment Date:**	
Attachments:	Financial Analysis Worksheet - Legislative Hearing Officer Series	**Financials Included?:**	
Contact Name:	Nastassia Leigh	**Hearing Date:**	
Entered by:	Trisha.Freiberger@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1289

Establishing the rate of pay for the Legislative Hearing Officer series, in EG 17, Non-Represented City Managers, Grades 010, 20C, and 25C, respectively. (To be laid over one week for adoption)

WHEREAS, the Office of Human Resources conducted an audit for the classifications of Legislative Hearing Officer, Senior Legislative Hearing Officer, and Chief Legislative Hearing Officer; and

WHEREAS, the results of the audit instruct that the rate of pay for Legislative Hearing Officer, Senior Legislative Hearing Officer, and Chief Legislative Hearing Officer be established at the rate set forth in Grades 010, 20C, and 25C, in Employee Group 17, Non-Represented City Managers now therefore, be it

RESOLVED, pursuant to City Charter Sections 6.03.3(5) and 12.01, that the rate of pay for the Legislative Hearing Officer, Senior Legislative Hearing Officer, and Chief Legislative Hearing Officer be established at the rate set forth in Grades 010, 20C, and 25C, respectively, in Employee Group 17, Non-Represented City Managers. This resolution shall take effect at the same time as the unclassified Legislative Hearing Officer, Senior Legislative Hearing Officer, and Chief Legislative Hearing Officer classifications (Ordinance 25-43) which is 30 days from and after its passage, approval, and publication in the Legal Ledger.

City of Saint Paul Financial Analysis

File ID Number:	25-1289		
Budget Affected:	Operating Budget	City Council	General Fund
Total Amount of Transaction:	see below		
Funding Source:	Other	Please Specify:	
Charter Citation:	City Charter, Chapter 6, Section 6.03.3 (5) - Resolutions, Chapter 12.01 - Personnel & Civil Service Rules		

Fiscal Analysis

Pursuant to the City Charter, Chapter 6, Section 6.03.3 (5), Chapter 12.01, and Civil Service Rules 3 and 25, the Office of Human Resources has put forth this Resolution to ensure equitable compensation for these job classifications based on the results of a job study. This classification change may or may not affect a specific department's budget.

Classification Title: Legislative Hearing Officer, Senior Legislative Hearing Officer, and Chief Legislative Hearing Officer

The new grade and salary range is detailed below: EG 17, Grade 010, 20C, and 25C, respectively

Proposed Grade 010: $33.58 - $49.06 hourly or $69,846.40 - $102,044.80 annually
Proposed Grade 20C: $43.57 - $64.20 hourly or $90,625.60 - $133,536.00 annually
Proposed Grade 25C: $49.74 - $73.65 hourly or $103,459.20 - $153,192.00 annually

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1308

File ID:	RES 25-1308	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-8535	**In Control:**	City Council
				File Created:	08/13/2025
File Name:				**Final Action:**	

Title: Authorizing the City to accept and record declarations related to certain grant agreements on the Hamline Midway and Hayden Heights libraries.

Notes:

		Agenda Date:	08/27/2025
Sponsors:	Jost	**Enactment Date:**	
Attachments:	Form of Declaration on Real Property -Hamline Midway, Form of Declaration on Real Property -Hayden Heights	**Financials Included?:**	
Contact Name:	Joshua Schaffer	**Hearing Date:**	
Entered by:	greg.weiner@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1308

Authorizing the City to accept and record declarations related to certain grant agreements on the Hamline Midway and Hayden Heights libraries.

WHEREAS, the City of Saint Paul (the “City”) through the Saint Paul Public Library Agency (“SPPL”) is in the process of reconstructing the Hamline Midway Library located at 1558 West Minnehaha Avenue in the City (“Hamline Midway”) and is in the process of planning for the reconstruction of the Hayden Heights Library located at 1456 White Bear Avenue in the City (“Hayden Heights” and, together with Hamline Midway, the “Library Properties”); and

WHEREAS, the Minnesota Department of Education (“MDE”) has appropriated two $500,000 grant awards to The Friends of the Saint Paul Public Library, a Minnesota nonprofit organization whose work supports SPPL, to support the reconstruction of the Hamline Midway and Hayden Heights Libraries respectively; and

WHEREAS, as part of the grant process, MDE requires that the City, as the owner of the Library Properties, record certain declarations against the Library Properties (the “Declarations”), attached hereto as Exhibits A and B; and

WHEREAS, the City’s Office of Financial Services Real Estate Section has reviewed title documents for the Library Properties and confirms that there are no covenants or restrictions on the Library

Properties that would affect the City's ability to record the Declarations; now, therefore, be it RESOLVED, by the Council of the City of Saint Paul, that the Declarations are hereby approved, and the proper city officials are directed to execute said document and record with the Ramsey County Recorder's Office and/or Registrar of Titles.

DECLARATION ON REAL PROPERTY

Federal Capital Projects Fund: Multi-Purpose Community Use Facilities

The undersigned has the following interest in the real property legally described in **Exhibit A** attached hereto and all facilities situated thereon (the "Restricted Property"):

(Check the appropriate box.)

[X] a fee simple title,

[ ] a lease, or

[ ] an easement,

and as owner of such fee title, lease or easement, does hereby declare that such interest in the Restricted Property is subject to those provisions, requirements, restrictions, and encumbrances contained in the "contract for the Minnesota Multi-Purpose Community Facility Projects to Support Community Revitalization, Connectedness and Equity by Promoting Education, Work and Health" between the Minnesota Department of Education and **The Friends of the Saint Paul Public Library.** The Restricted Property shall remain subject to such provisions, requirements, restrictions, and encumbrances until it is released therefrom by a written release in recordable form signed by the Commissioner of the Minnesota Department of Education, and such written release is recorded in the real estate records relating to the Restricted Property.

City of Saint Paul:

By:_____

Title:_____

Approved as to Form:

_____

Assistant City Attorney

By:_____

Title:_____

By:_____

Title:_____

STATE OF MINNESOTA)

) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by_____, the _____ and_____ , the_____, of the _____,a public body corporate and politic of the State of Minnesota, on behalf of _____.

_____

Notary Public

This instrument was drafted by (name and Address)

_____
_____
_____
_____

Federal Capital Projects Fund: Multi-Purpose Community Use Facilities

EXHIBIT A to DECLARATION FORM

Legal Description of Restricted Property:

Lots eight (8), nine (9), and ten (10) of Block Three (3) of The Hamline Syndicate Addition No. 1. to Saint Paul-Ramsey Co., Minn.

ADDENDUM TO DECLARATION ON REAL PROPERTY

In my capacity as Deputy Director of Operations at **Saint Paul Public Library,** I, Josh Schaffer have reviewed the operations and terms of use for the Real Property described in Exhibit A of the Declaration as required by the Minnesota Multi-Purpose Community Facility Projects to Support Community Revitalization, Connectedness and Equity by Promoting Education, Work and Health contract between the Minnesota Department of Education and The Friends of the Saint Paul Public Library. I do hereby find, determine, and declare that the Real Property and Facility financed wholly or in part by the U.S. Department of the Treasury is being designed to jointly and directly enable work, education, and health monitoring as stated in the grant agreement for the period of time and existence of said building.

Printed Name: _____

Signature: _____

Title: _____

Date: _____

DECLARATION ON REAL PROPERTY

Federal Capital Projects Fund: Multi-Purpose Community Use Facilities

The undersigned has the following interest in the real property legally described in **Exhibit A** attached hereto and all facilities situated thereon (the "Restricted Property"):

(Check the appropriate box.)

[X] a fee simple title,

[ ] a lease, or

[ ] an easement,

and as owner of such fee title, lease or easement, does hereby declare that such interest in the Restricted Property is subject to those provisions, requirements, restrictions, and encumbrances contained in the "contract for the Minnesota Multi-Purpose Community Facility Projects to Support Community Revitalization, Connectedness and Equity by Promoting Education, Work and Health" between the Minnesota Department of Education and **The Friends of the Saint Paul Public Library.** The Restricted Property shall remain subject to such provisions, requirements, restrictions, and encumbrances until it is released therefrom by a written release in recordable form signed by the Commissioner of the Minnesota Department of Education, and such written release is recorded in the real estate records relating to the Restricted Property.

City of Saint Paul:

By:_____

Title:_____

Approved as to Form:

_____

Assistant City Attorney

By:_____

Title:_____

By:_____

Title:_____

STATE OF MINNESOTA)

) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by_____, the _____ and_____ , the_____, of the _____,a public body corporate and politic of the State of Minnesota, on behalf of _____.

_____

Notary Public

This instrument was drafted by (name and Address)

_____
_____
_____
_____

Federal Capital Projects Fund: Multi-Purpose Community Use Facilities

EXHIBIT A to DECLARATION FORM

Legal Description of Restricted Property:

[TO BE INSERTED]

ADDENDUM TO DECLARATION ON REAL PROPERTY

In my capacity as Deputy Director of Operations at **Saint Paul Public Library,** I, Josh Schaffer have reviewed the operations and terms of use for the Real Property described in Exhibit A of the Declaration as required by the Minnesota Multi-Purpose Community Facility Projects to Support Community Revitalization, Connectedness and Equity by Promoting Education, Work and Health contract between the Minnesota Department of Education and The Friends of the Saint Paul Public Library. I do hereby find, determine, and declare that the Real Property and Facility financed wholly or in part by the U.S. Department of the Treasury is being designed to jointly and directly enable work, education, and health monitoring as stated in the grant agreement for the period of time and existence of said building.

Printed Name: _____

Signature: _____

Title: _____

Date: _____

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1313

File ID:	RES 25-1313	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	266-6680	**In Control:**	City Council
				File Created:	08/14/2025
File Name:	Ford Site TIF Special Law Ford Site Special Law			**Final Action:**	

Title: Approving Minnesota Session Laws 2025, 1st Special Session, Chapter 13 (H.F. No. 9), Article 5, Section 5 regarding the Ford Site Redevelopment Tax Increment Financing District.

Notes:			
		Agenda Date:	08/27/2025
Sponsors:	Jost	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Jenny Wolfe	**Hearing Date:**	
Entered by:	kelly.bauer@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1313

Approving Minnesota Session Laws 2025, 1st Special Session, Chapter 13 (H.F. No. 9), Article 5, Section 5 regarding the Ford Site Redevelopment Tax Increment Financing District.

WHEREAS, the 2025 Minnesota Legislature passed and the Minnesota Governor signed Minnesota Session Laws 2025, 1st Special Session, Chapter 13 (H.F. No. 9), Article 5, Section 5 (the “Special Law”), amending Minnesota Laws 2017, 1st Special Session, Chapter 1, Article 6, Section 22, and related to the Ford Site Redevelopment Tax Increment Financing District previously established by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”);

WHEREAS, the Special Law requires local approval and action in accordance with Minnesota Statutes §645.021, subdivisions 2 and 3; and

WHEREAS, the Saint Paul City Council has determined that is in the best interest of the City of Saint Paul, Minnesota (the “City”) and its residents to approve the Special Law;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saint Paul, Minnesota (the “Council”) as follows:

1. The Special Law is hereby approved.

2. City staff are hereby authorized and instructed to submit the appropriate certificate and a copy of this Resolution to the Secretary of State of the State of Minnesota.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1318

File ID:	RES 25-1318	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	2668755	**In Control:**	City Council
				File Created:	08/15/2025
File Name:	D & L Tobacco - second underage buyer failure $1000 matrix penalty			**Final Action:**	

Title: Directing the Department of Safety and Inspections to proceed with adverse action and the imposition of a $1000 matrix penalty against D & L Tobacco LLC d/b/a D & L Tobacco (License ID #20210002137) for the premises located at 626 Larpenteur Avenue West STE A.

Notes:			
		Agenda Date:	08/27/2025
Sponsors:	Kim	**Enactment Date:**	
Attachments:	Exhibit # 1, Exhibit # 2	**Financials Included?:**	
Contact Name:	Therese Skarda	**Hearing Date:**	
Entered by:	riddhi.mistry@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1318

Directing the Department of Safety and Inspections to proceed with adverse action and the imposition of a $1000 matrix penalty against D & L Tobacco LLC d/b/a D & L Tobacco (License ID #20210002137) for the premises located at 626 Larpenteur Avenue West STE A.

WHEREAS, the Tobacco Products Shop license ("License") held by D & L Tobacco LLC d/b/a D & L Tobacco under (License ID #20210002137) for the premises located at 626 Larpenteur Avenue West STE A., in Saint Paul ("Licensed Premises"), which is owned by Raees Chohan and Raymond Smith ("Licensees") was the subject of adverse action pursuant to an July 22, 2025, Notice of Violation and Request for Imposition of $1000 Matrix Penalty ("Notice") **(Exhibit # 1)** in which the Department of Safety and Inspections ("Department") provided notice to the Licensee of its intent to request imposition of a $1000 matrix penalty because the Licensee failed a second Tobacco Underage Buyers compliance Check within a 24 month period on May 9, 2025; and

WHEREAS, the Notice detailed that on May 9, 2025, at 1:02 p.m. DSI Inspector, Luis Sanchez-Panadero conducted a Tobacco Underage Buyers Compliance Check at the Licensed Premises. As part of the Tobacco Underage Buyers Compliance Check, an eighteen-year-old male,

retained by DSI to perform underage compliance checks, entered the Licensed Premises to purchase cigarettes. He was not asked to show his identification nor was he asked of his age. Nevertheless, the clerk sold him a Geek Bar Pulse Vape; and

WHEREAS, On May 15, 2025, a letter was sent to D & L Tobacco, Raees Chohan, and to Amna Kiran, from DSI Inspector, Joseph Voyda. The letter informed the Licensee that DSI had recently conducted a State mandated annual inspection and the person under the age of 21, hired by DSI to conduct the check was successfully able to purchase cigarettes; and

WHEREAS, on May 15, 2025, Licensee, Mr. Raymond Smith visited DSI's office claiming there was a mistake, and that the violation took place at an adjacent convenience store called "Kitty's Corner". Licensing Manager, Eric Hudak advised an underage buyer was escorted into D & L Tobacco making such a mistake unlikely to have occurred; and

WHEREAS, on May 27, 2025, Licensee Mr. Raymond Smith called DSI and was very adamant that the violation did not take place at his tobacco shop. DSI advised that he could prove his innocence by providing video footage from their CCTV system; and

WHEREAS, on May 27, 2025, DSI hand delivered a letter to the Licensee Mr. Raymond Smith requesting a copy of the video footage from all camera views for the period of Friday, May 9, 2025, from 12:45 p.m. to 1:15 p.m. Licensee was to provide a copy of the video footage no later than Thursday, May 29, 2025, at 4:00 p.m., which they failed to do; and

WHEREAS, the Notice laid out the basis for adverse action and the Legislative Code upon which the Department was relying as follows:

Saint Paul Legislative Code §310.01, defines Adverse Action as: "the revocation or suspension of a license, the imposition of conditions upon a license, the denial of an application of the grant, issuance or renewal of a license, the imposition of a fine, the assessment of the costs of a contested hearing, and any other disciplinary or unfavorable action taken with respect to a license, Licensee or applicant for a license. "Adverse action" includes any of the foregoing directed at one (1) or more licenses held by a Licensee at any location in the city. "Adverse action" also includes disapproval of licenses issued by the state under statutory provisions which permit the governing body to disapprove the issuance of the license.

Saint Paul Legislative Code §310.03 (m) 3 (1) (a) **(Exhibit #2)**:

Saint Paul Legislative Code §310.14 makes a licensee responsible for a violation by a clerk, employee, manager or agent of a licensee:

"Any act or conduct by any clerk, employee, manager or agent of a licensee, or by any person providing entertainment or working for or on behalf of a licensee, whether compensates or not, which act or conduct takes place either on the licensed premises or in any parking lot or other area adjacent to (or under the lease or control of) the licensed premises, and which act or conduct violates any state or federal statutes or regulations, or any city ordinance, must be considered to be and treated as the act of conduct of the licensee for the purpose of adverse action against all or any of the licenses held by such licensee. To the extent this section is in conflict with sections 409.14 and 410.09 of the Legislative Code, this section must be controlling and prevail; but must not otherwise amend, alter or affect such sections."

Saint Paul Legislative Code §324.07(i) prohibits the sale of tobacco products to a person

under 21:

"No holder of a license issued under this chapter, nor any employee or agent of same may sell tobacco products to a person under the age of twenty-one (21) years. Sale to persons under the age of twenty-one (21) years is prohibited."

Minnesota Statute §461.12 Subd. 2 also sets a minimum statutory penalty for the sale of tobacco to an underage person:

"If a licensee or employee of a licensee sells, gives, or otherwise furnishes tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products to a person under the age of 21 years, or violates any other provision of this chapter, the licensee shall be charged an administrative penalty of $300 for the first violation. An administrative penalty of $600 must be imposed for a second violation at the same location within 36 months after the initial violation. For a third or any subsequent violation at the same location within 36 months after the initial violation, an administrative penalty of $1,000 must be imposed, and the licensee's authority to sell tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products at that location must be suspended for not less than seven days and may be revoked. No suspension, revocation, or other penalty may take effect until the licensee has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before a person authorized by the licensing authority to conduct the hearing. A decision that a violation has occurred must be in writing."

WHEREAS, the Licensee failed their first Tobacco Underage Buyer Compliance Check on March 20, 2024, and on June 26 2024 licensee paid their $500 fine associated with their first violation; and

WHEREAS, because the Licensee had failed a second Tobacco Underage Buyer Compliance Check within a 24 month period, the Department of Safety and Inspections recommended a $1000 matrix penalty based on Saint Paul Legislative Code §310.01, §310.03 (m) 3 (1) (a), §310.14, §324.07(i), and Minnesota Statute §461.12 Subd. 2.; and

WHEREAS, the Notice laid out options for the Licensee:

"You have four (4) options on how to proceed:

1. If you do not contest the imposition of the proposed adverse action, you may do nothing. If I have not heard from you by **August 1, 2025**, I will presume that you have chosen not to contest the proposed adverse action and the matter will be placed on the City Council Consent agenda for imposition of the $1000 matrix penalty.

2. You can pay the $1000 matrix penalty. If this is your choice, you should make payment directly to the Department of Safety and Inspections, at 375 Jackson Street, Ste. 220, St. Paul, Minnesota 55101-1806 no later than **August 1, 2025**, please contact the Department immediately.

3. If you wish to admit the facts but you contest the $1000 matrix penalty, you may have a hearing before the Saint Paul City Council. You will need to send me a letter with a statement admitting to the facts and requesting a Council hearing no later than **August 1, 2025**, the matter will then be scheduled before the City Council to determine whether to impose the $1000 matrix penalty. You will have an opportunity to appear before the Council and make a statement on your own behalf.

4. If you dispute the facts outlined above, you may request a hearing before an Administrative Law Judge (ALJ). You will need to send me a letter disputing the facts and requesting an administrative hearing no later than **August 1, 2025**. At that hearing both you and the City will appear and present witnesses, evidence and cross-examine each other's witnesses. After receipt of the ALJ's report (usually within 30 days), a hearing will need to be scheduled. At that time, the City Council will decide whether to adopt, modify or reject the ALJ's report and recommendation.

WHEREAS, the Notice was sent to the licensee on **July 22, 2025,** providing that the Licensee respond by **August 1, 2025**; and

WHEREAS, on August 6, 2025, the City Attorney's Office contacted the Department of Safety and Inspections to confirm whether payment of the $1000 matrix penalty was received and was informed that they have not heard from the Licensee/or received payment; and

WHEREAS, the Notice stated if the Licensee failed to provide payment of the $1000 matrix penalty to the Department of Safety and Inspections by **August 1, 2025**, that the matter would be placed on the City Council Agenda to impose the recommended penalty; now, therefore, be it

RESOLVED, the $1000 matrix penalty is hereby imposed on the Tobacco Products Shop license held by D & L Tobacco LLC d/b/a D & L Tobacco, (License ID #20210002137) for the premises located at 626 Larpenteur Avenue West STE A., Saint Paul, MN 55113, Licensee is ordered to pay the $1000 matrix penalty fee to the Department of Safety and Inspections in violation of Saint Paul Legislative Codes §310.01, §310.03 (m) 3 (1) (a), §310.14, §324.07(i), and Minnesota Statute §461.12 Subd. 2.

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

AFFIDAVIT OF SERVICE BY U.S. MAIL

Riddhi Mistry, being first duly sworn, deposes and says that on the twenty-second day of July she served the attached **NOTICE OF VIOLATION AND REQUEST FOR IMPOSITION OF $1000 MATRIX PENALTY FOR A SECOND UNDERAGE BUYER FAILURE** and a correct copy thereof in an envelope addressed as follows:

D & L Tobacco LLC
d/b/a D & L Tobacco
626 Larpenteur Avenue West, STE A
Saint Paul, MN 55113
Attn: Raees Chohan & Raymond Smith

Raees Chohan
14360 Washington Street NE
Ham Lake, MN 55304

Raymond Smith
1618 Woodlynn Avenue, APT 3
Maplewood, MN 55109

Amna Kiran
626 Larpenteur Ave W
St Paul, MN 55113-6545

Shevek McKee, Executive Director
Como Park Como Community Council
Como Streetcar Station
1224 Lexington Parkway North
Saint Paul, MN 55103

(which is the last known address of said person) depositing the same, with postage prepaid, in the United States mail at St. Paul, Minnesota.

Riddhi Mistry

Subscribed and sworn to before me
This 22nd day of July 2025

Notary Public

CHRISTINE M. HAAS
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

SAINT PAUL
CITY ATTORNEY

OFFICE OF THE CITY ATTORNEY
LYNDSEY M. OLSON, CITY ATTORNEY

Civil Division, 15 Kellogg Blvd. West, 400 City Hall
Saint Paul, MN 55102
Tel: 651-266-8755| Fax: 651-298-5619

July 22, 2025

NOTICE OF VIOLATION AND REQUEST FOR IMPOSITION OF $1000 MATRIX PENALTY FOR A SECOND UNDERAGE BUYER FAILURE

D & L Tobacco LLC
d/b/a D & L Tobacco
626 Larpenteur Avenue West, STE A
Saint Paul, MN 55113
Attn: Raees Chohan & Raymond Smith

RE: Tobacco Products Shop held by D & L Tobacco LLC d/b/a D & L Tobacco for the premises located at 626 Larpenteur Avenue West STE A., in Saint Paul.
License ID #: 20210002137

Dear Licensee:

The Department of Safety and Inspections ("Department") has recommended adverse action against the Tobacco Products Shop license held by D & L Tobacco LLC ("Licensee"). D & L Tobacco located at 626 Larpenteur Avenue West, STE A. ("Licensed Premises").

Legal Basis for Action:

Saint Paul Legislative Code §310.01, defines Adverse Action as:

"the revocation or suspension of a license, the imposition of conditions upon a license, the denial of an application for the grant, issuance or renewal of a license, the imposition of a fine, the assessment of the costs of a contested hearing, and any other disciplinary or unfavorable action taken with respect to a license, licensee, or applicant for a license. Adverse action includes any of the foregoing directed at one (1) or more licenses held by a licensee at any location in the city. Adverse action also includes disapproval of licenses issued by the state under statutory provisions which permit the governing body to disapprove the issuance of the license."

Saint Paul Legislative Code §324.07(i) prohibits the sale of tobacco products to a person under 21.:

"No holder of a license issued under this chapter, nor any employee or agent of same may sell tobacco products to a person under the age of twenty-one (21) years. Sale to persons under the age of twenty-one (21) years is prohibited."

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Saint Paul Legislative Code §310.03 (m) 3 contains the Tobacco Presumptive Penalty Matrix and computation guidelines for tobacco related violations:

(m) Presumptive penalties for certain violations.

3.**Tobacco Presumptive Penalties Matrix** – *Tobacco Presumptive Penalties*. Penalties for convictions or violations are presumes to be appropriate for every case; however, the council may deviate therefrom in an individual case where the council finds and determines that there exists substantial and compelling reasons making it more appropriate to do so.

Type of Violation	1st	2nd	3rd	4th
(1) Sale to a person under twenty-one (21) years of age.	$500.00 fine	$1,000.00 fine	$2,000.00 fine and 7-day suspension	Revocation

(a) Computation of time for violations under the tobacco presumptive penalties matrix. If a violation is not covered under this penalty matrix, the general presumptive penalty matric should be used. Except as otherwise provide by Minn. Stats. §461.12, subd. 2, subsequent tobacco violations are subject to the following:

(1) Second, third and fourth appearances for violations under the tobacco presumptive penalties matrix.. A second violation within twenty four (24) months must be treated as a second appearance, a third within twenty four (24) months treated as a third appearance, and a fourth within twenty four (24) months treated as a fourth appearance for the purpose of determining the presumptive penalty.

(2) Any appearance not covered by subsections (1) above must be treated as a first appearance for violations under the tobacco presumptive penalties matrix. Measurement of the twenty four (24) month period must be as follows: The beginning date shall be the earliest violation's date of appearance before the council, and the ending date shall be the date of the new violation. In case of multiple new violations, the ending date to be used shall be the date of the violation last in time.

Saint Paul Legislative Code §310.14 makes a licensee responsible for a violation by a clerk, employee, manager or agent of a licensee:

"Any act or conduct by any clerk, employee, manager or agent of a licensee, or by any person providing entertainment or working for or on behalf of a licensee, whether compensates or not, which act or conduct takes

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place either on the licensed premises or in any parking lot or other area adjacent to (or under the lease or control of) the licensed premises, and which act or conduct violates any state or federal statutes or regulations, or any city ordinance, must be considered to be and treated as the act of conduct of the licensee for the purpose of adverse action against all or any of the licenses held by such licensee. To the extent this section is in conflict with sections 409.14 and 410.09 of the Legislative Code, this section must be controlling and prevail; but must not otherwise amend, alter or affect such sections."

Minnesota Statute §461.12 Subd. 2 also sets minimum statutory penalties for the sale of tobacco to an underage person:

"If a licensee or employee of a licensee sells, gives, or otherwise furnishes tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products to a person under the age of 21 years, or violates any other provision of this chapter, the licensee shall be charged an administrative penalty of $300 for the first violation. An administrative penalty of $600 must be imposed for a second violation at the same location within 36 months after the initial violation. For a third or any subsequent violation at the same location within 36 months after the initial violation, an administrative penalty of $1,000 must be imposed, and the licensee's authority to sell tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products at that location must be suspended for not less than seven days and may be revoked. No suspension, revocation, or other penalty may take effect until the licensee has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before a person authorized by the licensing authority to conduct the hearing. A decision that a violation has occurred must be in writing."

Adverse Action Recommendation:

The Department of Safety and Inspections will recommend a $1000.00 matrix penalty for violating Saint Paul Legislative Code § 310.01, §310.03 (m) 3 (1) (a), §310.14, §324.07(i), and Minnesota Statute §461.12 Subd. 2. This is due to a second underage buyer failure within three years.

Factual basis for $1000.00 matrix penalty:

On May 9, 2025, at 1:02 p.m. Department of Safety and Inspections ("DSI") Inspector, Luis Sanchez-Panadero conducted a Tobacco Underage Buyers Compliance Check at D & L Tobacco LLC d/b/a D & L Tobacco located at 626 Larpenteur Avenue West, STE A. An eighteen-year-old male entered your store to purchase cigarettes. He was not asked to show his identification, nor was he asked about his age. Nevertheless, the clerk sold him a Geek Bar Pulse Vape.

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SAINT PAUL
CITY ATTORNEY

OFFICE OF THE CITY ATTORNEY
LYNDSEY M. OLSON, CITY ATTORNEY

Civil Division, 15 Kellogg Blvd. West, 400 City Hall
Saint Paul, MN 55102
Tel: 651-266-8755| Fax: 651-298-5619

On May 15, 2025, a letter was sent to D & L Tobacco, Raees Chohan, and to Amna Kiran, from DSI Inspector, Joseph Voyda. The letter was to inform you that the Department of Safety and Inspections, had recently conducted a State mandated annual inspection at your licensed location and that you had failed that inspection. You were also informed to expect a Notice of Violation from the City Attorney's Office providing options on how to proceed with your adverse action.

On May 15, 2025, you made a visit to the DSI office notifying Licensing Manager, Eric Hudak, that you failed an underage buyer tobacco compliance check. You explained to Mr. Hudak that there was a mistake and D & L Tobacco did not sell to an underage buyer. You claimed that the description of the clerk did not match the description of the clerk who was working on the day the violation took place. You also stated that you believe the underage buyer confused D & L Tobacco with an adjacent convenience store, "Kitty's Corner", which also sells tobacco. Mr. Hudak then explained to you that an inspector was at D & L Tobacco escorting an underage buyer, therefore, such a mistake was unlikely to have taken place.

On May 27, 2025, you had a telephone conversation with Licensing Manager, Eric Hudak. During this call you were adamant that the violation did not take place at D & L Tobacco. Mr. Hudak explained to you that you could prove D & L Tobacco's innocence by providing video footage from your CCTV system. Mr. Hudak further explained that he would send you a Video Request letter requiring a copy of the video footage from the date and time of the violation.

On May 27, 2025, a letter was hand delivered to D & L Tobacco from Inspector, Joseph Voyda, requesting a copy of continuous, uninterrupted video footage from all camera views for the period of Friday, May 9, 2025, from 12:45 p.m. to 1:15 p.m. You were to provide a copy to DSI no later than Thursday, May 29, 2025, at 4:00 p.m., which you failed to do so.

On March 20, 2024, you failed an underage compliance check and on June 26, 2024, you paid the fine associated with that first violation making this violation your second offense within 24 months.

You have four (4) options to proceed:

1. If you do not contest the imposition of the proposed adverse action, you may do nothing. If I have not heard from you by **August 1, 2025**, I will presume that you have chosen not to contest the proposed adverse action and the matter will be placed on the City Council Consent agenda for imposition of the $1000 matrix penalty.

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LYNDSEY M. OLSON, CITY ATTORNEY

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2. You can pay the $1000 matrix penalty. If this is your choice, you should make payment directly to the Department of Safety and Inspections, at 375 Jackson Street, Ste. 220, St. Paul, Minnesota 55101-1806 no later than **August 1 , 2025**, please contact the Department immediately.

3. If you wish to admit the facts but you contest the $1000 matrix penalty, you may have a hearing before the Saint Paul City Council. You will need to send me a letter with a statement admitting to the facts and requesting a Council hearing no later than **August 1, 2025**, the matter will then be scheduled before the City Council to determine whether to impose the $1000 matrix penalty. You will have an opportunity to appear before the Council and make a statement on your own behalf.

4. If you dispute the facts outlined above, you may request a hearing before an Administrative Law Judge (ALJ). You will need to send me a letter disputing the facts and requesting an administrative hearing no later than **August 1, 2025**. At that hearing both you and the City will appear and present witnesses, evidence and cross-examine each other's witnesses. After receipt of the ALJ's report (usually within 30 days), a hearing will need to be scheduled. At that time, the City Council will decide whether to adopt, modify or reject the ALJ's report and recommendation.

Please note: If you choose an administrative hearing, the Department of Safety and Inspections reserves the right to request that City Council impose the costs of the administrative hearing per Saint Paul Legislative Code § 310.03 (k).

If you have not contacted me by August 1, 2025, I will assume that you do not contest the imposition of the $1000 matrix penalty. In that case, the matter will be placed on the City Council Consent Agenda for approval of the recommended penalty.

If you have questions about these options, please contact my Paralegal Riddhi Mistry at riddhi.mistry@ci.stpaul.mn.us , (651) 266-8835.

Sincerely,

/s/
Therese Skarda
Assistant City Attorney
License No.: 0240989

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Saint Paul, MN 55102
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Cc: Raees Chohan, 14360 Washington Street NE, Ham Lake, MN 55304
Raymond Smith, 1618 Woodlynn Avenue, APT 3, Maplewood, MN 55109
Amna Kiran, 626 Larpenteur Ave W., St Paul, MN 55113-6545
Shevek McKee, Executive Director, Como Park Como Community Council, Como Streetcar Station, 1224 Lexington Parkway North, Saint Paul, MN 55103

Attachments: Inspectors Report – 05/09/2025
Tobacco Underage Buyer Compliance Check Inspection Form – 05/09/2025
Letter from Inspector, Joseph Voyda to D & L Tobacco – 05/15/2025
Letter from Inspector, Joseph Voyda to Raees Chohan – 05/15/2025
Letter from Inspector, Joseph Voyda to Amna Kiran – 05/15/2025
Letter from Licensing Manager, Eric Hudak to D & L Tobacco – 05/27/2025
License Group Comments Text – 07/16/2025
Photo Evidence
Saint Paul Legislative Code §310.01
Saint Paul Legislative Code §310.03 (m) 3 (1) (a),
Saint Paul Legislative Code §310.14
Saint Paul Legislative Code §324.07(i)
Minnesota Statute §461.12 Subd. 2

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SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

Inspector's Report

Inspectors Name: Luis Sanchez-Panadero Date & Time: 5/9/2025

Doing Business As/DBA Name: D & L Tobacco

Property Address: 626 Larpenteur Ave W STE A Saint Paul Minnesota 55113

Reason for Visit: State mandatory tobacco compliance inspection

Photos Taken: ☑ Yes ☐ No – Area(s) of where the Photo(s) where taken: Tobacco product and amount spent

Details of Conversations (Statements to and by Person Responsible for Property):

On 5/9/2025 at 1:02 P.M. while conducting a State mandated underage buyer check tobacco inspection, located at 626 Larpenteur Ave W STE A in Saint Paul, Minnesota 55113. I instructed the trained underage buyer to enter the licensed business in an attempt to purchase of a Geek Bar Vape. The underage buyer was given two twenty-dollar (2 x $20) bills, or forty-dollars ($40) total for the attempted tobacco purchase. I observed the underage buyer enter the business that is closer to the west, as this building had two businesses.

I observed the underage buyer leave the licensed establishment with a Geek Bar Vape. The underage buyer reported back to me that the licensed business failed the State mandated tobacco compliance check. I asked the underage buyer if the clerk asked for their age, underage buyer responded with no, I asked if the clerk requested their identification, underage buyer responded with no, the clerk sold to me anyways, I asked the underage buyer the description and gender of the clerk, race, facial hair, hair color, approximate height, weight and if the clerk had a name tag on. After documenting the above-mentioned questions and answers on the inspection form. I took photos of the tobacco product and the amount spent, this transaction was in the amount twenty-two dollars and sixty cents ($24.60).

☐ Continued on Page 2

Licensee: D & L TOBACCO LLC

DBA: D & L TOBACCO

License #: 20210002137

1. License holder acknowledges per the Ramsey County Clean Indoor Air Ordinance resolution B2015-302 sec 5.02 prohibits smoking in public spaces where cigarette smoking is currently prohibited under the "Minnesota Clean Indoor Air Act" (MN Stat. 144.411 - 144.417), as well as prohibiting vaping or smoking within 25 feet of public building entrances and vents.
2. License holder agrees to operate the business in a manner that is consistent with the Business Summary (Business Plan Addendum) submitted by the license holder dated 1/7/2022 and floor plans submitted with the Department of Safety and Inspections (DSI). License holder agrees to obtain prior written approval from DSI before making any substantive changes to their approved method of operation.
3. License holder agrees to provide a detailed breakdown of all items sold, including total dollar amounts for individual items by category upon request from DSI.
4. No sampling of tobacco products is permitted unless the space is made compliant with applicable code discipline requirements including the mechanical / ventilation code.
5. License holder will create a video surveillance camera and lighting placement plan (video surveillance plan) for the interior and exterior of the licensed premises. License holder will submit the video surveillance plan to the Saint Paul Police Department (SPPD) liaison with the Department of Safety and Inspection (DSI) for review and approval. In accordance with the approved video surveillance plan, license holder will ensure that video surveillance camera system is in good working order, ensure it is recording 24 hours per day, ensure it can produce recorded surveillance video in a commonly used, up-to-date format, and ensure that accurate date and time of day are visible on all recorded video. License holder will retain surveillance video for a minimum of thirty (30) days. If an incident is deemed serious by SPPD, license holder shall make surveillance video immediately available for viewing by SPPD. If a copy of the surveillance video for a serious incident is requested by SPPD, License holder shall have the technology, materials and staff available to immediately make the copy. In all other cases, license holder shall provide a copy of the surveillance video to the requestor within 48 hours.

Licensee: **D & L TOBACCO LLC**

DBA: **D & L TOBACCO**

License #: **20210002137**

7/7/2025 Sent Draft of AA to EVH for review - EVH on date ??/??/2025 withdrew AA for failure to provide video request on 6/26/2025 to combine violation with underage buyer tobacco failure from 5/9/2025 JNV
6/26/2025 Sent to the CC for failure to submit video request from 5/27 for a 1st violation with a $500 JNV
5/27/2025 Hand delivered video request at 2:55pm from 5/9/2025 from 12:45pm to 1:15pm - to be submitted no later than 5/29/2025 by 2:55pm JNV
5/15/2025 tobacco compliance failure letters sent. LSP
5/9/2025 Underage Tobacco Compliance Check-Failure. LSP
11/15/2024 Tobacco compliance check-Pass. AYV
06/26/2024 $500 fine paid. Email sent. SLH
5/9/2024 Per JNV (5/8/2024), LH had emailed photos to JNV regarding the compliance of the correction notice letter (4/17/2024). LH is now in-compliance and no action is needed at this time. AYV
5/9/2024 Sent to the CAO for 1st underage buyer failure with a $500 fine and to modify/remove LC's #5&6 JNV
5/9/2024 Email sent to LH for signature of LCA for the removal of LC 5&6. The door has been removed and blocked off LC 5&6 no longer applies JNV
5/8/2024 AA sent to JNV for review. AYV
4/16/2024 Correction Notice was mailed out today (3:30pm) and dated April 17, 2024 on the letters. Re-inspection on or after May 15, 2024. AYV
4/2/2024 Complaint inspection completed. There is a door that is able to go between both business from the inside- Under review. AYV
3/20/2024 Underage Tobacco Compliance Check-Failure AYV
8/30/2023 Tobacco compliance check-Not open. AYV
11/3/2022 Underage Buyers for Tobacco - Not open AYV

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

May 15, 2025

D & L TOBACCO
626 LARPENTEUR AVE W STE A
ST PAUL, MN 55113

Underage Buyer Tobacco Compliance Check
RE: 626 LARPENTEUR AVE W STE A - DBA: D & L TOBACCO - License ID 20210002137

D & L TOBACCO,

This letter is to inform you that the Department of Safety and Inspections (DSI) recently conducted a State mandated annual inspection in the attempt to purchase of tobacco products to persons under the age of 21 hired by DSI in accordance with State Statutes 461.12.

As a result, your tobacco licensed location has **Failed** the underage buyer attempted purchase of tobacco.

These mandated inspections consist of an underage buyer between the ages of 17 and 20 entering licensed establishments in attempting to purchase tobacco products or tobacco related devices as defined in State Statutes Section 609.685 and in the City of Saint Paul Legislative Code Section 324.

Details of the attempted purchase:
On 5/9/2025 at 1:02 p.m., a Geek Bar Pulse Vape was successfully purchased from the clerk on duty. The clerk on duty was an African-American male who was wearing glasses, a grey muscle shirt, grey shorts, and who had a scar on their left hand.

In the weeks to come, you should expect a Notice of Violation mailed to you by the City of Saint Paul Attorney's Office with options. Typically, violations for the sale of tobacco products to an underage buyer is a $500 for the first offence, $1,000 for the Second, $2,000 with a seven (7) day suspension and up to revocation of tobacco license within the three (3) years of the first offense.

Questions or regulatory information regarding annual underage tobacco compliance checks, you may contact me directly at phone number 651-266-9014.

Joseph Voyda
DSI Licensing Inspector

C: AMNA KIRAN - 626 LARPENTEUR AVE W SAINT PAUL MN 55113-6545

D & L Tobacco LLC Attn: Raees Chohan - 14360 Washington St NE Ham Lake, MN 55304

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

May 15, 2025

D & L Tobacco LLC
Attn: Raees Chohan
14360 Washington St NE
Ham Lake, MN 55304

Underage Buyer Tobacco Compliance Check
RE: 626 LARPENTEUR AVE W STE A – DBA: D & L TOBACCO – License ID 20210002137

Raees Chohan,

This letter is to inform you that the Department of Safety and Inspections (DSI) recently conducted a State mandated annual inspection in the attempt to purchase of tobacco products to persons under the age of 21 hired by DSI in accordance with State Statutes 461.12.

As a result, your tobacco licensed location has **Failed** the underage buyer attempted purchase of tobacco.

These mandated inspections consist of an underage buyer between the ages of 17 and 20 entering licensed establishments in attempting to purchase tobacco products or tobacco related devices as defined in State Statutes Section 609.685 and in the City of Saint Paul Legislative Code Section 324.

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Questions or regulatory information regarding annual underage tobacco compliance checks, you may contact me directly at phone number 651-266-9014.

Joseph Voyda
DSI Licensing Inspector

C: D & L TOBACCO - 626 LARPENTEUR AVE W STE A ST PAUL, MN 55113

AMNA KIRAN - 626 LARPENTEUR AVE W SAINT PAUL MN 55113-6545

SAINT PAUL
SAFETY & INSPECTIONS

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ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
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May 15, 2025

AMNA KIRAN
626 LARPENTEUR AVE W
SAINT PAUL MN 55113-6545

Underage Buyer Tobacco Compliance Check
RE: 626 LARPENTEUR AVE W STE A - DBA: D & L TOBACCO - License ID 20210002137

AMNA KIRAN,

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As a result, your tobacco licensed location has **Failed** the underage buyer attempted purchase of tobacco.

These mandated inspections consist of an underage buyer between the ages of 17 and 20 entering licensed establishments in attempting to purchase tobacco products or tobacco related devices as defined in State Statutes Section 609.685 and in the City of Saint Paul Legislative Code Section 324.

Details of the attempted purchase:
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In the weeks to come, you should expect a Notice of Violation mailed to you by the City of Saint Paul Attorney's Office with options. Typically, violations for the sale of tobacco products to an underage buyer is a $500 for the first offence, $1,000 for the Second, $2,000 with a seven (7) day suspension and up to revocation of tobacco license within the three (3) years of the first offense.

Questions or regulatory information regarding annual underage tobacco compliance checks, you may contact me directly at phone number 651-266-9014.

Joseph Voyda
DSI Licensing Inspector

C: D & L TOBACCO - 626 LARPENTEUR AVE W STE A ST PAUL, MN 55113

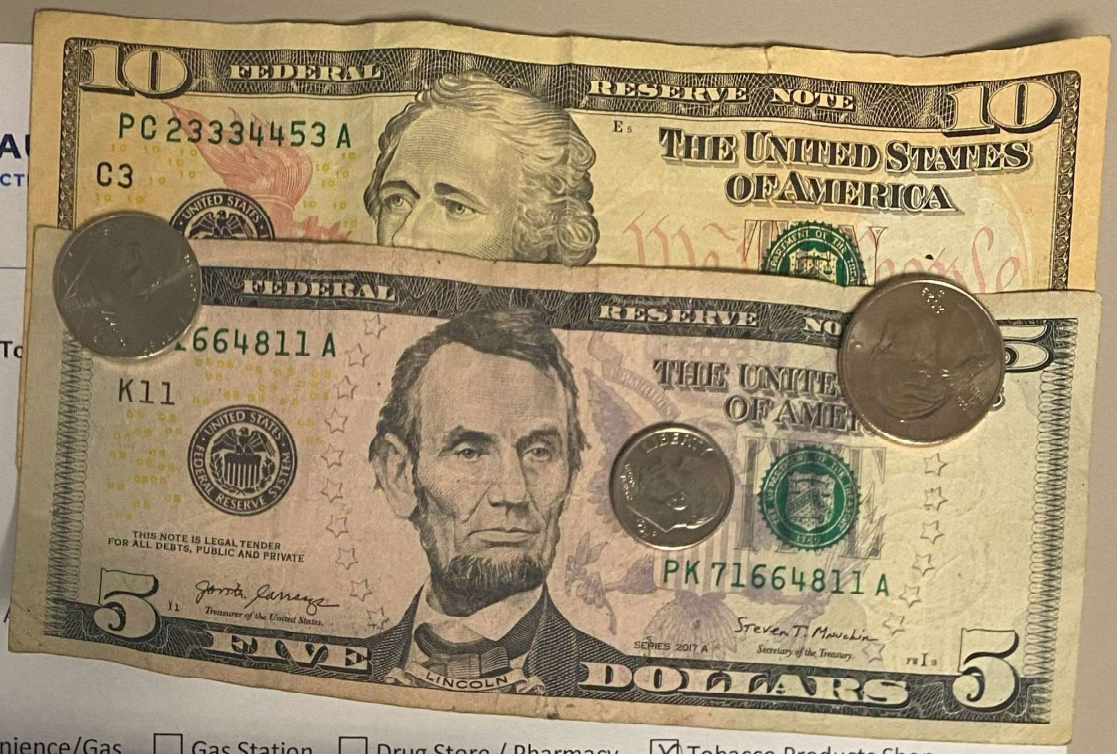
D & L Tobacco LLC Attn: Raees Chohan - 14360 Washington St NE Ham Lake, MN 55304

SAINT PA
SAFETY & INSPECT

To

Route Number 25
20210002137
Tobacco Products Shop

D & L TOBACCO
626 LARPENTEUR AVE W STE A
ST PAUL, MN 55113



Business Type:
☐ Convenience ☐ Convenience/Gas ☐ Gas Station ☐ Drug Store / Pharmacy ☒ Tobacco Products Shop
☐ Supermarket/Grocery ☐ General Merchant ☐ Liquor Store/Bar Restaurant ☐ Other (private club, bowling, etc.)

Inspector: Luis Sanchez-Panadero Date: 5 / 9 / 2025 (MM DD YY) Time: 1 02 ☐ am ☒ pm

Was purch
☐ Yes ☒

actory/unsafe conditions
usiness

Underage

or or Officer view transaction?
Yes ☐ No

Was sale
☒ Yes ☐ No

Was ID shown?
☐ Yes ☒ No

Type of product:
Amount spent: $24.60
☐ Cigarettes: _____ ☐ Smokeless: _____ ☐ Cigars: _____
☐ Shisha: _____ ☐ E-juice: _____ ☐ THC/Delta: _____
☐ Other (cigarette papers, lighter, etc.): Geek bar vape

Clerk Information: Gender: M **Approximate Age:** ☒ 18 or ☐ Under 18 **Actual age if known** _____

Name of Clerk if known: _____ Description/Notes: glasses, grey muscle shirt, grew ~~shirt~~ shorts, scar on left hand

CITY OF SAINT PAUL
MELVIN CARTER, MAYOR

AN AFFIRMATIVE ACTION & EQUAL OPPORTUNITY EMPLOYER

STPAUL.GOV

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

Tobacco Underage Buyers Compliance Check Inspection Form

☐ Pass ☒ Fail

Route Number 25
20210002137
Tobacco Products Shop

D & L TOBACCO
626 LARPENTEUR AVE W STE A
ST PAUL, MN 55113

Business Type:
☐ Convenience ☐ Convenience/Gas ☐ Gas Station ☐ Drug Store / Pharmacy ☒ Tobacco Products Shop
☐ Supermarket/Grocery ☐ General Merchant ☐ Liquor Store/Bar Restaurant ☐ Other (private club, bowling, etc.)

Inspector: Luis Sanchez-Panadero (Name) Date: 5 / 9 / 2025 (MM DD YY) Time: 1 :07 ☐ am ☒ pm

Was purchase attempted?
☒ Yes ☐ No

If NO, check reason:
☐ Does not sell tobacco ☐ Unsatisfactory/unsafe conditions
☐ After business hours ☐ Out of business
☐ Not applicable ☐ Other _____

Underage Buyer: [redacted] (Name) 18 (Age) Male (Gender) **Did the Inspector or Officer view transaction?** ☐ Yes ☐ No

Was sale made? ☒ Yes ☐ No
Was age asked? ☐ Yes ☒ No
Was ID requested? ☐ Yes ☒ No
Was ID shown? ☐ Yes ☒ No

Type of product:
☐ Cigarettes: _____ ☐ Smokeless: _____ ☐ Cigars: _____
☐ Shisha: _____ ☐ E-juice: _____ ☐ THC/Delta: _____
☐ Other (cigarette papers, lighter, etc.): Geek bar vape

Amount spent: $24.60

Clerk Information: Gender: M **Approximate Age:** ☒ 18 or ☐ Under 18 **Actual age if known** _____

Name of Clerk if known: — Description/Notes: glasses, grey muscle shirt, grew ~~shirt~~ shorts, scar on left hand

SAINT PAUL
SAFETY & INSPECTIONS

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ANGIE WIESE, DIRECTOR

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Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

May 27, 2025

D&L Tobacco
Attn. Raymond Smith
626 Larpenteur Ave. W., Suite A
Saint Paul, MN 55113

HAND DELIVERED – MAY 27, 2025

RE: VIDEO REQUEST

Mr. Smith,

As we discussed in our phone conversation earlier today, and in accordance with a condition attached to the Tobacco Products Shop license held by D&L Tobacco LLC., you are hereby requested to provide a copy of continuous, uninterrupted video footage from all camera views of your camera surveillance system for the following period:

- **Friday, May 9, 2025, from 12:45 p.m. to 1:15 p.m.**

The requested copy of video must be delivered in a commonly used, readable format to the Department of Safety and Inspections (DSI) located at 375 Jackson Street, Suite 200, Saint Paul MN 55101 **no later than 4:00 p.m. on Thursday, May 29, 2025.**

Failure to deliver the requested copy of video at or before this deadline may result in adverse licensing action taken through the Saint Paul City Attorney's Office.

This Department of Safety and Inspections video request is separate and independent from any similar video request which may have been made by the Saint Paul Police Department and must be satisfied accordingly.

Questions regarding this letter can be directed to me at (651) 266-9132.

Eric Hudak
Licensing Manager, Department of Safety and Inspections

cc: Therese Skarda, Saint Paul City Attorney's Office
Charles Graupman, Saint Paul Police Department
Joseph Voyda, Saint Paul Dept.of Safety and Inspections
Raees Chohan, 626 Larpenteur Ave. W., Saint Paul, MN 55113

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

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS

Raees Chohan
626 Larpenteur Ave. W.
Saint Paul, MN 55113

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

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS

D&L Tobacco
Attn. Raymond Smith
626 Larpenteur Ave. W., Suite A
Saint Paul, MN 55113

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

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DEPARTMENT OF SAFETY AND INSPECTIONS

D&L Tobacco
Attn. Raymond Smith
626 Larpenteur Ave. W., Suite A
Saint Paul, MN 55113

HAND DELIVERED – MAY 27, 2025

Ordinance & State Statutes Violations

Sec. 324.07. Sales prohibited.

(i) No holder of a license issued under this chapter, nor any employee or agent of same may sell tobacco products to a person under the age of twenty-one (21) years. Sale to persons under the age of twenty-one (21) years prohibited.

Sec. 310.03. Hearing procedures.

(m) *Presumptive penalties for certain violations*. The purpose of this section is to establish a standard by which the city council determines the amount of fines, the length of license suspensions and the propriety of revocations, the general presumptive penalty matrix applies to all license types, except that in the case of a violation involving a liquor license the penalty matrix for intoxicating liquor; nonintoxicating malt liquor applies and for a violations involving tobacco, the penalty matrix for tobacco applies. These penalties are presumed to be appropriate for every case; however the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons making it more appropriate to do so. When deviating from these standards, the council must provide written reasons that specify why the penalty selected was more appropriate.

3. **Tobacco presumptive penalties matrix.**

Tobacco presumptive penalties. Penalties for convictions or violations are presumed to be appropriate for every case; however, the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons making it more appropriate to do so. When deviating from these standards, the council must provide written reasons that specify why the penalty selected was more appropriate (unless specified, numbers below indicate consecutive days' suspension):

Type of Violation	Appearance			
	1st	2nd	3rd	4th
(1) Sale to a person under twenty-one (21) years of age	$500.00 fine	$1000.00 fine	$2,000.00 fine and 7-day suspension	Revocation

(a) Computation of time for violations under the tobacco presumptive penalties matrix. If a violation is not covered under this penalty matrix, the general presumptive penalty matrix should be used. Except as otherwise provided by Minn. Stats. § 461.12, subd. 2, subsequent tobacco violations are subject to the following:

Sec. 310.14. Licensee's responsibility.

Any act or conduct by any clerk, employee, manager or agent of a licensee, or by any person providing entertainment or working for or on behalf of a licensee, whether compensated or not, which act or conduct takes place either on the licensed premises or in any parking lot or other area adjacent to (or under the lease or control of) the licensed premises, and which act or conduct violates any state or federal statutes or regulations, or any city ordinance, must be considered to be and treated as the act or conduct of the licensee for the purpose of adverse action against all or any of the licenses held by such licensee. To the extent this section is in conflict with sections 409.14 and 410.09 of the Legislative Code, this section must be controlling and prevail; but must not otherwise amend, alter or affect such sections.

State Statutes Violations

461.12 MUNICIPAL LICENSE OF TOBACCO, TOBACCO-RELATED DEVICES, AND SIMILAR PRODUCTS.
Subd. 2. Administrative penalties for sales and furnishing; licensees. If a licensee or employee of a licensee sells, gives, or otherwise furnishes tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products to a person under the age of 21 years, or violates any other provision of this chapter, the licensee shall be charged an administrative penalty of $300 for the first violation. An administrative penalty of$600 must be imposed for a second violation at the same location within 36 month after the initial violation. For a third or any subsequent violation at the same location within 36 months after the initial violation, an administrative penalty of $1,000 must be imposed, and the licensee's authority to sell tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products at that location must be suspended for not less than seven days and may be revoked. No suspension, revocation, or other penalty may take effect until the licensee has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before a person authorized by the licensing authority to conduct the hearing. A decision that a violation has occurred must be in writing.

Sec. 310.01. - Definitions.

For the purposes of this chapter, any chapter of the Legislative Code pertaining to licenses as hereinafter mentioned, and subsequently enacted ordinances establishing or relating to the requirements for Class R for routinely issued licenses, Class T for temporary licenses and Class N for licenses in which neighbors are required to be notified, under authority of the City of Saint Paul, the terms defined in this section have the following meanings:

Adverse action means the revocation or suspension of a license, the imposition of conditions upon a license, the denial of an application for the grant, issuance or renewal of a license, the imposition of a fine, the assessment of the costs of a contested hearing, and any other disciplinary or unfavorable action taken with respect to a license, licensee, or applicant for a license. Adverse action includes any of the foregoing directed at one (1) or more licenses held by a licensee at any location in the city. Adverse action also includes disapproval of licenses issued by the state under statutory provisions which permit the governing body to disapprove the issuance of the license.

Bond means a bond meeting the requirements of section 310.05 and indemnifying the city against all claims, judgments or suits caused by, resulting from or in connection with any licensed business, activity, premises, thing, facility, occurrence or otherwise under these chapters.

Building official means the official in the department of safety and inspections charged with the responsibility of enforcement of the building code.

Chapters and *these chapters* mean this uniform license ordinance, any chapter of the Legislative Code pertaining to licenses as hereinafter mentioned, and subsequently enacted ordinances establishing or relating to the requirements for class R, class T, and class N licenses under authority of the city.

Class R licenses means those licenses and certain permits which can be issued by the director without council approval if no conditions are imposed upon the license and which do not require a hearing if there is an objection. Class R Licenses follow the Procedures for Application for the Grant or Issuance of a License, New Application Investigation and Review, Application Denial, Notice, Levels of Approval, Objections, and Renewal Procedures laid out in Section 310.02(1). The following licenses are so classified, and the numbers shown opposite them correspond to the chapters in the Legislative Code pertaining to each license:

Business Licenses	**Fee**	**Class**	**Ordinance/ Legislative Code**
CLASS R			

Agricultural Vehicle Permit	$23.00	R	165
Amusement Rides—Annual	$85.00	R	317
Animal Boarding (Commercial)	$83.00	R	348
Animal Boarding (Home Occupation)	$83.00	R	348
Animal Day Care (Commercial)	$83.00	R	348
Animal Day Care (Home Occupation)	$83.00	R	348
Animal Foods Manufacturing and Distribution	$85.00	R	316
Bituminous Contractor	$210.00	R	320
Bowling Centers	$210.00	R	426
Building Contractors	$210.00	R	326
Building Trade Business License	$188.00	R	369
Building Trades Certificate of Competency	$24.00	R	370
Bulk Oil Storage	$210.00	R	342
Christmas Tree Sales	$85.00	R	323
Commercial Vehicle	$78.00	R	158
Commercial Vehicle—Exempt	$0.00	R	158
Courtesy Bench	$26.00	R	127
Courtesy Benches Transfer	$17.00	R	127
Finishing Shop	$85.00	R	371

Game Room	$210.00	R	406
House Sewer Contractor	$210.00	R	338
Laundry/Dry-cleaning Plant	$210.00	R	327
Laundry/Dry-cleaning Pick Up Station	$85.00	R	327
Lawn Fertilizer and Pesticide Applicator	$85.00	R	377
Liquid Fuel Dealer	$210.00	R	332
Liquid Fuel Dealer Vehicle	$85.00	R	332
Liquor Catering (State Cater/City Liq)	$192.00	R	409
Mechanical Amusement Device	$21.00	R	318
Massage Center—A (1 Practitioner)	$100.00	R	414
Massage Center—A (Commercial)	$262.00	R	412
Massage Center—B (Home Location)	$106.00	R	412
Massage Practitioner	$106.00	R	414
Massage Practitioner-Additional Location	$31.00	R	412
Mercantile Broker	$85.00	R	340
Mobile Retail Vehicle	$85.00	R	346
Pedal Car	$118.00	R	374
Pedal Car Business	$352.00	R	374
Pedal Car Driver	$51.00	R	374

Peddler	$85.00	R	345
Peddler—Fee Waived	$0.00	R	345
Pedicab Driver	$51.00	R	374
Pedicab Vehicle	$113.00	R	374
Pest Control	$210.00	R	334
Pet Grooming Facility	$85.00	R	382
Pet Shop	$210.00	R	347
Pool & Billiard Hall	$210.00	R	322
Recycling Collection Center	$210.00	R	408
Recycling Processing Center	$958.00	R	408
Rental of Hospital Equipment	$85.00	R	350
Rental of Hospital Equip-Vehicle	$85.00	R	350
Rental of Kitchenware	$85.00	R	351
Roller Rink	$85.00	R	353
Sanitary Disposal Vehicle	$405.00	R	354
Second-Hand Dealer	$85.00	R	355
Second-Hand Dealer (Comp/Elec)	$85.00	R	355
Second-Hand Dealer (Antiques/Comp/Elec)	$85.00	R	356
Second-Hand Dealer (Antiques)	$85.00	R	355

Second Hand Dealer—Motor Vehicle Parts	$507.00	R	355
Second-Hand Dealer—Multiple Dealers	$405.00	R	355
Short-Term Rental (Non-Owner Occupied)	$45.00	R	379
Short-Term Rental (Owner Occupied)	$45.00	R	379
Short-Term Rental Platform	$11,181.00	R	379
Sidewalk Cafe	$40.00	R	106
Sidewalk Contractor	$210.00	R	356
Solicitor	$85.00	R	345
Solid Fuel Dealer	$210.00	R	333
Solid Fuel Dealer Vehicle	$85.00	R	333
Solid Waste Hauler & Vehicle	$405.00	R	357
Solid Waste Hauler (Ea Add'l Veh)	$85.00	R	357
Solid Waste Transfer Station	$1,913.00	R	357
Sound Trucks & Broadcast Vehicle	$85.00	R	359
Swimming Pool—Public	$405.00	R	360
Tanning Facility	$106.00	R	380
Taxicab Driver	$51.00	R	376
Taxicab Vehicle	$469.00	R	376
Taxicab Vehicle (Reciprocity Event)	$37.00	R	376

Taxicab Service Company	$456.00	R	376
Theaters and Movie Theaters	$210.00	R	416
Tire Recapping Plant	$85.00	R	372
Tobacco Products Shop	$535.00	R	324
Tobacco Shop	$535.00	R	324
Tow Truck/Wrecker (Operator)	$405.00	R	361
Tow Truck/Wrecker (Vehicle)	$85.00	R	361
Trade Worker Registration—Tier 1	$37.00	R?	370
Trade Worker Registration—Tier 2	$70.00	R	370
Trade Worker Registration—Tier 3	$59.00	R	370
Trailer Rental	$210.00	R	352
Tree Trimmer & 1 Vehicle	$210.00	R	362
Tree Trimmer—Each Add'l Vehicle	$85.00	R	362
Vehicle Immobilization Service	$405.00	R	383
Veterinary Hospital	$210.00	R	364
Window Cleaning	$210.00	R	365
Wrecking of Buildings	$65.00	R	368

Class T licenses means those licenses which can be approved or denied by the director, if no conditions are imposed upon the license and which do not require a hearing if there is an objection. Class T Licenses follow the Procedures for Application for the Grant or Issuance of the License, New Application Investigation

and Review, Application Denial, Notice, Levels of Approval, Objections, and Renewal Procedures laid out in Section 310.02(3). The following licenses are so classified, and the numbers shown opposite them correspond to the chapters in the Legislative Code pertaining to each license:

Business Licenses	Fee	Class	Ordinance/ Legislative Code
CLASS T			
Amusement Rides—Temporary	$32.00	T	317
Bingo/Rfls/P-Tabs/Tpbrds/Pdlwhls	$59.00	T	402
Close Out Sale	$85.00	T	325
Entertainment—Temporary	$35.00	T	411
Liquor Catering (State Cater Only)	$59.00	T	409
Liquor—Extension of Service Area	$68.00	T	410
Liquor—Under Age Access (Temporary)	$35.00	T	409
Liquor On Sale—Temporary	$59.00	T	409
Malt On Sale (3.2)—Temporary	$59.00	T	410
Massage Practitioner—Temporary	$50.00	T	412
Second Hand Dealer—Exhibition	$210.00	T	355
Tag Days	$26.00	T	391
Temp On Sale Malt Brewery/Distillery	$59.00	T	410
Transient Merchant	$85.00	T	345

Wine On Sale-Temporary	$59.00	T	409
Winery Annual Festival—Temporary	$59.00	T	409

Class N licenses means those licenses which must be approved or denied by the council. Class N Licenses follow the Procedures for Application for the Grant or Issuance of the License, New Application Investigation and Review, Application Denial, Notice, Levels of Approval, Objections, and Renewal Procedures laid out in Section 310.02(2). The following licenses are so classified, and the numbers shown opposite them correspond to the chapters in the Legislative Code pertaining to each license:

Business Licenses	**Fee**	**Class**	**Ordinance/ Legislative Code**
CLASS N			
Auto Body Repair Shop	$507.00	N	423
Auto Body Repair/Painting Shop	$507.00	N	423
Auto Repair Garage	$507.00	N	423
Bingo Hall	$229.00	N	403
Cabaret—Class A	$210.00	N	322
Cabaret—Class B	$210.00	N	426
Conversation/Rap Parlor(A)	$405.00	N	413
Conversation/Rap Parlor (B)	$405.00	N	413
Culinary On Sale—Wine/Malt	$255.00	N	409
Dance or Rental Halls	$497.00	N	405

Dance Halls—Exempt	$0.00	N	405
Entertainment—Extension	$0.00	N	411
Entertainment (A)	$278.00	N	411
Entertainment (B)	$672.00	N	411
Entertainment (C)	$3,191.00	N	411
Firearms	$405.00	N	225
Gambling Hall	$445.00	N	278
Gambling Location	$84.00	N	225
Gas Station	$154.00	N	424
Health/Sport Club	$405.00	N	427
Health/Sport Club—Adult	$405.00	N	427
Health/Sport Club-Exercise Only Facility	$405.00	N	427
Infectious Waste Processing Facility	$1,913.00	N	427
Liquor-Extension of Service Hours	$405.00	N	409
Liquor—Microdistillery Cocktail Room	$712.00	N	409
Liquor—Off Sale Micro Distillery	$205.00	N	409
Liquor Off Sale	$1,500.00	N	409
Liquor On Sale—100 seats or less	$5,361.00	N	409
Liquor On Sale—101-180 Seats	$5,937.00	N	409

Liquor On Sale—181-290 Seats	$6,360.00	N	409
Liquor On Sale—291 or more Seats	$6,448.00	N	409
Liquor On Sale—2 AM Closing	$59.00	N	409
Liquor On Sale—Exempt	$0.00	N	409
Liquor On Sale—Over 100 seats (B)	$5,022.00	N	409
Liquor On Sale—Over 200 seats (A)	$5,454.00	N	409
Liquor On Sale—Sunday	$200.00	N	409
Liquor On Sale—Sunday—Exempt	$0.00	N	409
Liquor On Sale—Theater	$1,914.00	N	409
Liquor On Sale—Additional Family Members	$62.00	N	409
Liquor On Sale (Government Agencies)	$0.00	N	409
Liquor On Sale (Small Brewery—128 oz)	$30.00	N	409
Liquor On Sale-Club under 200 Mbrs—A	$300.00	N	409
Liquor On Sale-Club 201-500 Mbrs—B	$500.00	N	409
Liquor On Sale-Club 501-1000 Mbrs—C	$650.00	N	409
Liquor On Sale-Club 1001-2000 Mbrs—D	$800.00	N	409
Liquor On Sale-Club 2001-4000 Mbrs—E	$1,000.00	N	409
Liquor On Sale-Club 4001-6000 Mbrs—F	$2,000.00	N	409
Liquor On Sale-Club over 6000 Mbrs—G	$3,000.00	N	409

Liquor-Outdoor Service Area (Patio)	$85.00	N	409
Liquor-Outdoor Service Area (Sidewalk)	$40.00	N	409
Malt Off Sale (Brewery)	$205.00	N	410
Malt Off Sale (Growler)	$205.00	N	410
Malt Off Sale	$225.00	N	410
Malt On Sale (3.2)	$712.00	N	410
Malt On Sale (3.2)—Fee Waived	$0.00	N	410
Malt On Sale (3.2)—2 AM Closing	$0.00	N	410
Malt On Sale (Brewery Taproom)	$712.00	N	410
Malt On Sale (Strong)	$712.00	N	410
Massage Center—C (Adult)	$405.00	N	412
Mini Motion Picture Theater-Adult (C)	$405.00	N	415
Minnesota Currency Exchange	$405.00	N	381
Motor Vehicle Dealer—New Vehicles	$405.00	N	401
Motor Vehicle Salvage Dealer	$405.00	N	422
Motorcycle Dealer	$210.00	N	401
Parking Lot	$405.00	N	417
Parking Lot/Parking Ramp	$405.00	N	417
Parking Ramp (Government)	$0.00	N	417

Parking Ramp	$405.00	N	417
Parking Ramp/Garage (Private)	$396.00	N	417
Pawn Shop	$3,191.00	N	344
Second Hand Dealer—Motor Vehicle	$507.00	N	344
Steam Room/Bath House (A)	$405.00	N	428
Steam Room/Bath House (B)—Adult	$405.00	N	428
Theaters and Movie Theaters-Drive In	$210.00	N	416
Transportation Network Company	$41,115.00	N	373
Wine On Sale	$2,000.00	N	409
Wine On Sale (Government Agencies)	$0.00	N	409

Department means the department of safety and inspections.

Director means the director of the department of safety and inspections and/or the director's designee or designees.

Fee means and includes both the license fee and application fee unless otherwise provided.

License means and includes all licenses and permits provided for or covered by these chapters.

License also includes licenses issued by the state under statutory provisions which permit the governing body to disapprove the issuance of such licenses, for the purposes of making procedures in chapter 310 of the Legislative Code applicable to the approval or disapproval of such licenses.

Class N License District Council Notification Form means the form, provided by the Department to the license applicant as part of the Class N License application packet, which must be mailed or personally delivered to the district council by the license/applicant prior to the submission of the application for a license.

Person means and includes any person, firm, corporation, partnership, company, organization, agency, club or any group or association thereof. It shall also include any executor, administrator, trustee, receiver or other representative appointed by law.

Zoning administrator means the official in the department of safety and inspections charged with responsibility for enforcement of the zoning code.

(Ord 22-46, § 2, 11-9-22; Ord 23-32, § 2, 9-6-23)

Sec. 310.03. - Hearing procedures.

(a) *Adverse action; notice and hearing requirements*. In any case where the council may or intends to consider any adverse action, including the revocation or suspension of a license, the imposition of conditions upon a license, or the denial of an application for the grant, issuance or renewal of a license, or the disapproval of a license issued by the State of Minnesota, the applicant or licensee must be given notice and an opportunity to be heard as provided herein. The council may consider such adverse actions when recommended by the director, by the director of any executive department established pursuant to Chapter 9 of the Charter, by the city attorney or on its own initiative.

(b) *Notice.* In each such case where adverse action is or will be considered by the council, the applicant or licensee must be notified in writing that adverse action may be taken against the license or application, and that they are entitled to a hearing before action is taken by the council. The notice must be served or mailed a reasonable time before the hearing date, and must state the place, date and time of the hearing. The notice must state the issues involved or grounds upon which the adverse action may be sought or based. The council may request that such written notice be prepared and served or mailed by the director or by the city attorney.

(c) *Hearing.* Where there is no dispute as to the facts underlying the violation or as to the facts establishing mitigating or aggravating circumstances, the hearing must be held before the council. Otherwise the hearing must be conducted before a hearing examiner appointed by the council or retained by contract with the city for that purpose. The applicant or the licensee must be provided an opportunity to present evidence and argument as well as meet adverse testimony or evidence by reasonable cross-examination and rebuttal evidence. The hearing examiner may in its discretion permit other interested persons the opportunity to present testimony or evidence or otherwise participate in such hearing.

(c-1) *Procedure; hearing examiner.* The hearing examiner will hear all evidence as may be presented on behalf of the city and the applicant or licensee, and must present to the council written findings of fact and conclusions of law, together with a recommendation for adverse action.

The council will consider the evidence contained in the record, the hearing examiner's recommended findings of fact and conclusions, and may not consider any factual testimony not previously submitted to and considered by the hearing examiner. After receipt of the hearing examiner's findings, conclusions, and recommendations, the council must provide the applicant or licensee an opportunity to present oral or written arguments alleging error on the part of the examiner in the application of the law or interpretation of the facts, and to present argument related to the recommended adverse action. Upon conclusion of that hearing, and after considering the record, the examiner's findings and recommendations,

together with such additional arguments presented at the hearing, the council must determine what, if any, adverse action should be taken, which action must be by resolution. The council may accept, reject or modify the findings, conclusions and recommendations of the hearing examiner.

(c-2) *Ex-parte contacts.* If a license matter has been scheduled for an adverse hearing, council members shall not discuss the license matter with each other or with any of the parties or interested persons involved in the matter unless such discussion occurs on the record during the hearings of the matter or during the council's final deliberations of the matter. No interested person shall, with knowledge that a license matter has been scheduled for adverse hearing, convey or attempt to convey, orally or in writing, any information, argument or opinion about the matter, or any issue in the matter, to a council member or his or her staff until the council has taken final action on the matter; provided, however, that nothing herein will prevent an inquiry or communications regarding status, scheduling or procedures concerning a license matter. An interested person, for the purpose of this paragraph, means and includes a person who is an officer or employee of the licensee which is the subject of the scheduled adverse hearing, or a person who has a financial interest in such licensee.

(d) *Licensee or applicant may be represented.* The licensee or applicant may represent himself or choose to be represented by another.

(e) *Record; evidence.* The hearing examiner shall receive and keep a record of such proceedings, including testimony and exhibits, and shall receive and give weight to evidence, including hearsay evidence, which possesses probative value commonly accepted by reasonable and prudent persons in the conduct of their affairs.

(f) *Council action, resolution to contain findings.* Where the council takes adverse action with respect to a license, licensee or applicant for a license, the resolution by which such action is taken must contain its findings and determination, including the imposition of conditions, if any. The council may adopt all or part of the findings, conclusions and recommendations of the hearing examiner, and incorporate the same in its resolution taking the adverse action.

(g) *Additional procedures where required.* Where the provisions of any statute or ordinance require additional notice or hearing procedures, such provisions must be complied with and supersede inconsistent provisions of these chapters. This includes, without limitation by reason of this specific reference, Minn. Stats., Chapter 364 and Minn. Stats., § 340A.415.

(h) *Discretion to hear notwithstanding withdrawal or surrender of application or license.* The council may, at its discretion, conduct a hearing or direct that a hearing be held regarding revocation or denial of a license, notwithstanding that the applicant or licensee has attempted or purported to

withdraw or surrender said license or application, if the attempted withdrawal or surrender took place after the applicant or licensee had been notified of the hearing and potential adverse action.

(i) *Continuances.* Where a hearing for the purpose of considering revocation or suspension of a license or other disciplinary action involving a license has been scheduled before the council, a continuation of the hearing may be granted by the council president or by the council at the request of the licensee, license applicant, an interested person or an attorney representing the foregoing, upon a showing of good cause by the party making the request.

(j) If the council imposes an adverse action as defined in section 310.01 above, a generic notice of such action must be prepared by the director and posted by the licensee so as to be visible to the public during the effective period of the adverse action. The licensee shall be responsible for taking reasonable steps to make sure the notice remains posted on the front door of the licensed premises, and failure to take such reasonable precautions may be grounds for further adverse action.

(k) *Imposition of costs.* The council may impose upon any licensee or license applicant some or all of the costs of a contested hearing before an independent hearing examiner. The costs of a contested hearing include, but are not limited to, the cost of the administrative law judge or independent hearing examiner, stenographic and recording costs, copying costs, city staff and attorney time for which adequate records have been kept, rental of rooms and equipment necessary for the hearing, and the cost of expert witnesses. The council may impose all or part of such costs in any given case if (i) the position, claim or defense of the licensee or applicant was frivolous, arbitrary or capricious, made in bad faith, or made for the purpose of delay or harassment; (ii) the nature of the violation was serious, or involved violence or the threat of violence by the licensee or employees thereof, or involved the sale of drugs by the licensee or employees thereof, and/or the circumstances under which the violation occurred were aggravated and serious; (iii) the violation created a serious danger to the public health, safety or welfare; (iv) the violation involved unreasonable risk of harm to vulnerable persons, or to persons for whose safety the licensee or applicant is or was responsible; (v) the applicant or licensee was sufficiently in control of the situation and therefore could have reasonably avoided the violation, such as, but not limited to, the nonpayment of a required fee or the failure to renew required insurance policies; (vi) the violation is covered by the intoxicating liquor; nonintoxicating malt liquor; presumptive penalty matrix in subsection (m) below; or (vii) the violation involved the sale of cigarettes to a minor.

(l) *Imposition of fines.* The council may impose a fine upon any licensee or license applicant as an adverse license action. A fine may be in such amount as the council deems reasonable and appropriate, having in mind the regulatory and enforcement purposes embodied in the particular licensing ordinance. A fine may be in addition to or in lieu of other adverse action in the sole

discretion of the council. To the extent any other provision of the Legislative Code provides for the imposition of a fine, both provisions must be read together to the extent possible; provided, however, that in the case of any conflict or inconsistency, the other provision must be controlling.

(m) *Presumptive penalties for certain violations*. The purpose of this section is to establish a standard by which the city council determines the amount of fines, the length of license suspensions and the propriety of revocations, the general presumptive penalty matrix applies to all license types, except that in the case of a violation involving a liquor license the penalty matrix for intoxicating liquor; nonintoxicating malt liquor applies and for a violations involving tobacco, the penalty matrix for tobacco applies. These penalties are presumed to be appropriate for every case; however the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons making it more appropriate to do so. When deviating from these standards, the council must provide written reasons that specify why the penalty selected was more appropriate.

1. **General presumptive penalties matrix—**The general penalty matrix is to be used if there is not a specific penalty matrix for the license type or a category within the specific penalty matrix does not address the violation.
2. **Intoxicating liquor; malt liquor; presumptive penalty matrix**.

   Presumptive penalties for intoxicating liquor and nonintoxicating malt liquor violations. If a violation is not covered under this penalty matrix, the general presumptive penalty matrix should be used. Penalties for convictions or violations are presumed to be appropriate for every case; however, the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons making it more appropriate to do so. When deviating from these standards, the council must provide written reasons that specify why the penalty selected was more appropriate (unless specified, numbers below indicate consecutive days' suspension):

   (a) For on-sale intoxicating liquor establishments with a seating capacity of one hundred fifty (150) or more, the monetary penalty for any violation (including violations found in chapter 310) must be doubled.

   (b) For off-sale intoxicating liquor establishments with five thousand one (5,001) or more square feet of retail space, the monetary penalty for any violation (including violations found in chapter 310) must be doubled.

   (c) *Other penalties.* Nothing in this section restricts or limits the authority of the council to suspend licenses for up to sixty (60) days, revoke the license, or impose a civil fine not to exceed two thousand dollars ($2,000.00), to impose conditions or take any other adverse action in accordance with law, provided, that the license holder has been afforded an opportunity for a hearing in the manner provided for in section 310.02 of this Code.

(d) *Effect of responsible business practices in determining penalty.* In determining the appropriate penalty, the council may, in its discretion, consider evidence submitted to it in the case of uncontested adverse actions or submitted to a hearing examiner in a contested hearing upon which findings of fact have been made that a licensee has followed or is likely to follow in the future responsible business practices in regard to sales to intoxicated persons and sales to minors.

(1) For the purposes of service to intoxicated persons, evidence of responsible business practices may include, but is not limited to, those policies, procedures and actions that are implemented at time of service and that:

a) Encourage persons not to become intoxicated if they consume alcoholic beverages on the defendant's premises;

b) Promote availability of nonalcoholic beverages and food;

c) Promote safe transportation alternatives other than driving while intoxicated;

d) Prohibit employees and agents of defendant from consuming alcoholic beverages while acting in their capacity as employees or agents;

e) Establish promotions and marketing efforts that publicize responsible business practices to the defendant's customers and community;

f) Implement comprehensive training procedures;

g) Maintain an adequate, trained number of employees and agents for the type and size of defendant's business;

h) Establish a standardized method for hiring qualified employees;

i) Reprimand employees who violate employer policies and procedures; and

j) Show that the licensee has enrolled in recognized courses providing training to self and one (1) or more employees of the licensed establishment in regard to standards for responsible liquor service.

2) For the purposes of service to minors, evidence of responsible business practices may include, but is not limited to, those listed in subsection (1) and the following:

a) Management policies that are implemented at the time of service and that ensure that proof of identification (as established by state law) is examined for all persons seeking service of alcoholic beverages who may reasonably be suspected to be minors;

b) Comprehensive training of employees who are responsible for such examination regarding the detection of false or altered identification; and

c)

Enrollment by the licensee in recognized courses providing training to self and one (1) or more employees of the licensed establishment in regard to standards for responsible liquor service.

3. **Tobacco presumptive penalties matrix.**

Tobacco presumptive penalties. Penalties for convictions or violations are presumed to be appropriate for every case; however, the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons making it more appropriate to do so. When deviating from these standards, the council must provide written reasons that specify why the penalty selected was more appropriate (unless specified, numbers below indicate consecutive days' suspension):

(a) *Purpose.* The purpose of this section is to establish a standard by which the city council determines the amount of fines, length of license suspensions and the propriety of revocations for licensees. These penalties are presumed to be appropriate for every case; however, the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons which make it appropriate to do so, except, the council may not deviate below statewide minimum penalties for licensees. When deviating from these standards, the council shall provide written reasons that specify why the penalty selected was more appropriate. Where no penalty is listed below, the presumptive penalty under the general presumptive penalty matrix will apply.

(b) *Presumptive penalties for licensees for violations.* Adverse penalties for licensees for violations or convictions shall be presumed as follows:

(c) *Computation of time for violations under the tobacco presumptive penalties matrix.* If a violation is not covered under this penalty matrix, the general presumptive penalty matrix should be used. Except as otherwise provided by Minn. Stats. § 461.12, subd. 2, subsequent tobacco violations are subject to the following:

(1) *Second, third and fourth appearances for violations under the tobacco presumptive penalties matrix. .* A second violation within twenty four (24) months must be treated as a second appearance, a third within twenty four (24) months treated as a third appearance, and a fourth within twenty four (24) months treated as a fourth appearance for the purpose of determining the presumptive penalty.

(2) *Any appearance not covered by subsections (1) above must be treated as a first appearance for violations under the tobacco presumptive penalties matrix.* Measurement of the twenty four (24) month period must be as follows: The beginning date shall be the earliest violation's date of appearance before the council, and the ending date shall be the date of the new violation. In case of multiple new violations, the ending date to be used shall be the date of the violation last in time.

(i) *Fines payable without hearing.*

A. Notwithstanding the provisions of section 310.03(c), a licensee who would be making a first or second appearance on a violation that calls for a monetary fine before the council may elect to pay the fine to the department of safety and inspections without a council hearing, unless the notice of violation has indicated that a hearing is required because of circumstances which may warrant deviation from the presumptive fine amount. Payment of the recommended fine will be considered to be a waiver of the hearing to which the licensee is entitled and will be considered an "appearance" for the purpose of determining presumptive penalties for subsequent violations.

(ii) *Multiple violations.* At a licensee's first appearance before the city council, the council shall consider and act upon all the violations that have been alleged and/or incorporated in the notices sent to the licensee under the administrative procedures act up to and including the formal notice of hearing. The council in that case shall consider the presumptive penalty for each such violation under the "1st Appearance" column in the Penalty Matrixes above. The occurrence of multiple violations is grounds for departure from such penalties in the council's discretion.

(iii) *Violations occurring after the date of the notice of hearing.* Violations occurring after the date of the notice of hearing that are brought to the attention of the city attorney prior to the hearing date before an administrative law judge (or before the council in an uncontested facts hearing) may be added to the notice(s) up to twenty (20) days before the hearing, and may in that case be treated as though part of the "1st Appearance" unless grounds for upward deviation from the presumptive penalties outlined in the presumptive penalty matrix outlined in 310.03(m) are included in the amended notice of the violation. In all other cases, violations occurring after the date of the formal notice of hearing must be the subject of a separate proceeding and dealt with as a "2nd Appearance" before the council. The same procedures must apply to a second, third or fourth appearance before the council.

(iv) *Subsequent appearances.* Upon a second, third or fourth appearance before the council by a particular licensee, the council shall impose the presumptive penalty for the violation or violations giving rise to the subsequent appearance without regard to the particular violation or violations that were the subject of the first or prior appearance.

(v) *Computation of time.*

(1) *Second appearance.* A second violation within twelve (12) months must be treated as a second appearance for the purpose of determining the presumptive penalty.

(2) *Third appearance.* A third violation within eighteen (18) months must be treated as a third appearance for the purpose of determining the presumptive penalty.

(3) *Fourth appearance.* A fourth violation within twenty-four (24) months must be treated as a fourth appearance for the purpose of determining the presumptive penalty.

(4) Any appearance not covered by subsections (1), (2) or (3) above must be treated as a first appearance. Measurement of the twelve-, eighteen-, or twenty-four-month period is as follows: The beginning date shall be the earliest violation's date of appearance before the council or payment of the fine related to the violation, and the ending date shall be the date of the new violation. In case of multiple new violations, the ending date to be used shall be the date of the violation last in time.

(5) Notwithstanding subsections (iv)(1), (2), (3) or (4) above, a second appearance before the council regarding a death or great bodily harm in a licensed establishment that is related to a violation of the law or license conditions must be counted as a second appearance, regardless of how much time has passed since the first appearance if the first appearance was also regarding a death or great bodily harm in a licensed establishment. A third appearance for the same must be counted as a third appearance regardless of how much time has passed since the first or second appearance.

(6) Violations of the general presumptive penalty matrix, the intoxicating liquor, malt liquor presumptive penalty matrix and the tobacco presumptive penalty matrix are meant to be cumulative. For the purpose of a second, third or fourth appearance under this section, "violation" shall must mean either one of those violations listed in paragraph (m)1, 2, or 3.

(Ord 22-46, § 3, 11-9-22)

Sec. 310.14. - Licensee's responsibility.

Any act or conduct by any clerk, employee, manager or agent of a licensee, or by any person providing entertainment or working for or on behalf of a licensee, whether compensated or not, which act or conduct takes place either on the licensed premises or in any parking lot or other area adjacent to (or under the lease or control of) the licensed premises, and which act or conduct violates any state or federal statutes or regulations, or any city ordinance, must be considered to be and treated as the act or conduct of the licensee for the purpose of adverse action against all or any of the licenses held by such licensee. To the extent this section is in conflict with sections 409.14 and 410.09 of the Legislative Code, this section must be controlling and prevail; but must not otherwise amend, alter or affect such sections.

(Ord 22-46, § 16, 11-9-22)

Sec. 324.07. - Sales prohibited.

(a) No person may sell a cigarette outside its original packaging containing health warnings satisfying the requirements of federal law. No cigarettes may be sold individually or in packages of fewer than twenty (20) cigarettes.

(b) No person may sell or dispense licensed products from a motor vehicle or other movable place of business.

(c) No person may sell licensed products from vending machines unless the vending machines are in a facility that cannot be entered at any time by persons younger than twenty-one (21) years of age.

(d) No person may offer for sale licensed products in any open displays which are accessible to the public without the intervention of a store employee. This restriction does not apply to establishments holding a tobacco products shop license.

(e) No person may sell, offer for sale, or otherwise distribute cigars in original packages containing three (3) or fewer cigars for a sale price, after any coupons, multipack or buy-one/get-one promotions, or any other discounts are applied and prior to applicable sales taxes being imposed, of less than two dollars and sixty cents ($2.60) per cigar contained within. In addition, no person may sell, offer for sale, or otherwise distribute cigars in original packages of four (4) or more cigars for a sale price, after any coupons, multipack or buy-one/get-one promotions, or any other discounts are applied and prior to applicable sales taxes being imposed, of less than ten dollars and forty cents ($10.40) per package.

(f) No person may sell or offer for retail sale cigarette packages or cartons for a sales price, prior to applicable sales taxes being imposed, of less than ten dollars ($10.00) per pack.

(g) No person may sell or offer for retail sale moist snuff retail packages or multipacks for a sales price, prior to applicable sales taxes being imposed, of less than ten dollars ($10.00) per 1.2 ounce package. No person may sell or offer for retail sale any smokeless tobacco/moist snuff unless it is sold in a package of at least 1.2 ounces minimum package size. The price floor for packages larger than 1.2 ounces shall be computed by adding two dollars and fifty cents ($2.50) for each 0.3 ounces or any fraction thereof in excess of 1.2 ounces, excluding all applicable taxes.

(h) No person may sell or offer for sale or otherwise distribute snus for a sales price, prior to applicable sales taxes being imposed, of less than ten dollars ($10.00) per 0.32 ounce package. No person may sell or offer for retail sale any snus unless it is sold in a package of at least 0.32 ounces minimum pack size. The price floor for packages larger than 0.32 ounces shall be computed by adding two dollars and fifty cents ($2.50) for each 0.08 ounces or any fraction thereof in excess of 0.32 ounces, excluding all applicable taxes.

(i)

No holder of a license issued under this chapter, nor any employee or agent of same may sell tobacco products to a person under the age of twenty-one (21) years. Sale to persons under the age of twenty-one (21) years prohibited.

(1) It is an affirmative defense to a charge under this subdivision if the defendant proves by a preponderance of the evidence that the defendant reasonably and in good faith relied on proof of age as described in Minn. Stats. § 340A.503, subd. 6.

(j) No person may sell, offer for sale, or otherwise distribute any flavored products, unless excepted under section 324.07(l) of this chapter.

(k) *Coupons and price promotions.* No holder of a license issued under this chapter, nor any employee or agent of same, may:

(1) Accept or redeem, offer to accept or redeem, or cause or hire any person to accept or redeem or offer to accept or redeem any price reduction instrument or other offer that provides any licensed product without charge or for less than the listed or non-discounted price; or

(2) Sell or offer to sell licensed products, to consumers through any multi-pack discounts (e.g., "buy-two-get-one-free") or otherwise provide or distribute to consumers any licensed products, without charge or for less than the listed or non-discounted price in exchange for the purchase of any other licensed products.

Nothing in this chapter is intended to prohibit communication of pricing information or other truthful, non-misleading information to consumers.

(l) *Exceptions.*

(1) Notwithstanding section (i), individuals exempted under Minn. Stats. § 609.685 are also exempt from this section.

(2) The penalties in this section do not apply to a person under the age of twenty-one (21) years who purchases or attempts to purchase licensed products while under the direct supervision of a responsible adult for training, education, research, or enforcement purposes.

(3) Retail stores holding a tobacco products shop license are permitted to sell and offer for sale flavored tobacco products.

(m) Any violation of this chapter will subject the licensee to provisions of chapter 310 and section 324.10 of the Saint Paul Legislative Code.

(Code 1956, § 336.07; Ord. No. 17714, § 1, 2-20-90; C.F. No. 94-341, § 7, 4-13-94; C.F. No. 97-314, § 1, 4-20-97; C.F. No. 06-872, § 1, 10-11-06; C.F. No. 10-1014, § 2, 10-13-10; Ord 13-8, § 2, 4-24-13; Ord 14-34, § 2, 8-27-14; Ord 15-57, § 1, 1-6-16; Ord 17-28, § 2, 11-1-17; Ord 19-57, § 2, 10-16-19; Ord 21-29, § 7, 11-3-21)

461.12 MUNICIPAL LICENSE OF TOBACCO, TOBACCO-RELATED DEVICES, AND SIMILAR PRODUCTS.

Subdivision 1. **Authorization.** A town board or the governing body of a home rule charter or statutory city may license and regulate the retail sale of tobacco, tobacco-related devices, and electronic delivery devices as defined in section 609.685, subdivision 1, and nicotine and lobelia delivery products as described in section 609.6855, and establish a license fee for sales to recover the estimated cost of enforcing this chapter. The county board shall license and regulate the sale of tobacco, tobacco-related devices, electronic delivery devices, and nicotine and lobelia products in unorganized territory of the county except on the State Fairgrounds and in a town or a home rule charter or statutory city if the town or city does not license and regulate retail sales of tobacco, tobacco-related devices, electronic delivery devices, and nicotine and lobelia delivery products. The State Agricultural Society shall license and regulate the sale of tobacco, tobacco-related devices, electronic delivery devices, and nicotine and lobelia delivery products on the State Fairgrounds. Retail establishments licensed by a town or city to sell tobacco, tobacco-related devices, electronic delivery devices, and nicotine and lobelia delivery products are not required to obtain a second license for the same location under the licensing ordinance of the county.

Subd. 2. **Administrative penalties for sales and furnishing; licensees.** If a licensee or employee of a licensee sells, gives, or otherwise furnishes tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products to a person under the age of 21 years, or violates any other provision of this chapter, the licensee shall be charged an administrative penalty of $300 for the first violation. An administrative penalty of $600 must be imposed for a second violation at the same location within 36 months after the initial violation. For a third or any subsequent violation at the same location within 36 months after the initial violation, an administrative penalty of $1,000 must be imposed, and the licensee's authority to sell tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products at that location must be suspended for not less than seven days and may be revoked. No suspension, revocation, or other penalty may take effect until the licensee has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before a person authorized by the licensing authority to conduct the hearing. A decision that a violation has occurred must be in writing.

Subd. 2a. **Penalties for sales of certain products; licensees.** (a) A licensee's authority to sell tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products at that location must be suspended for not less than seven days and may be revoked if the licensee:

(1) holds a license or registration issued pursuant to chapter 342 or section 151.72, subdivision 5b, and the license or registration is revoked;

(2) is convicted of an offense under section 151.72, subdivision 7; or

(3) has been convicted under any other statute for the illegal sale of marijuana, cannabis flower, cannabis products, lower-potency hemp edibles, hemp-derived consumer products, or edible cannabinoid products and the sale took place on the premises of a business that sells tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products.

(b) No suspension, revocation, or other penalty may take effect until the licensee has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before a person authorized by the licensing authority to conduct the hearing. A decision that a violation has occurred must be in writing.

Subd. 3. **Administrative penalty for sales and furnishing; individuals.** An individual who sells, gives, or otherwise furnishes tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia

delivery products to a person under the age of 21 years may be charged an administrative penalty of $50. No penalty may be imposed until the individual has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before a person authorized by the licensing authority to conduct the hearing. A decision that a violation has occurred must be in writing.

Subd. 4. **Alternative penalties for use of false identification; persons under age 21.** The licensing authority shall consult with interested persons, as applicable, including but not limited to educators, parents, guardians, persons under the age of 21 years, and representatives of the court system to develop alternative penalties for persons under the age of 21 years who purchase, or attempt to purchase, tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products using a driver's license, permit, Minnesota identification card, or any other type of false identification to misrepresent the person's age, in violation of section 609.685 or 609.6855. The licensing authority and the interested persons shall consider a variety of alternative civil penalties, including, but not limited to, tobacco-free education; tobacco cessation programs; notice to schools and parents or guardians; community service; and court diversion programs. Alternative civil penalties developed under this subdivision shall not include fines or monetary penalties.

Subd. 5. **Compliance checks.** A licensing authority shall conduct unannounced compliance checks at least once each calendar year at each location where tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products are sold to test compliance with sections 609.685 and 609.6855. Compliance checks conducted under this subdivision must involve persons at least 17 years of age, but under the age of 21, who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products under the direct supervision of a law enforcement officer or an employee of the licensing authority. The age requirements for persons participating in compliance checks under this subdivision shall not affect the age requirements in federal law for persons participating in federally required compliance checks of these locations.

Subd. 6. **Defense.** It is an affirmative defense to the charge of selling tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products to a person under the age of 21 years in violation of subdivision 2 or 3 that the licensee or individual making the sale relied in good faith upon proof of age as described in section 340A.503, subdivision 6.

Subd. 7. **Judicial review.** Any person aggrieved by a decision under subdivision 2 or 3 may have the decision reviewed in the district court in the same manner and procedure as provided in section 462.361.

Subd. 8. **Notice to commissioner.** The licensing authority under this section shall, within 30 days of the issuance of a license, inform the commissioner of revenue of the licensee's name, address, trade name, and the effective and expiration dates of the license. The commissioner of revenue must also be informed of a license renewal, transfer, cancellation, suspension, or revocation during the license period.

History: *1941 c 242 s 3; 1941 c 405 s 3; 1951 c 382 s 1; Ex1959 c 73 s 2; 1973 c 123 art 5 s 7; 1982 c 572 s 2; 1997 c 227 s 4; 1Sp2001 c 5 art 7 s 63; 2010 c 255 s 7; 2010 c 305 s 4-9; 2014 c 291 art 6 s 28; 2020 c 88 s 4-8; 2023 c 63 art 6 s 53*

Temporary liquor license applications do not require notification action by the director upon receipt of an application under Chapter A-11. Notification requirements, if any, are handled by the applicant as part of the application process as outlined in the relevant section of the Saint Paul Legislative Code.

(e) *Levels of approval.*

(1) *Approval recommended without conditions.* Where an application for the grant or issuance of a Class T License meets all the requirements of law, and there exists no grounds for denial, revocation suspension of, or the imposition of conditions upon such license, the director must grant or issue said license in accordance with the application.

(2) *Approval recommended with conditions.* If upon review of an application for the grant, or issuance of a Class T License the director determines that there exist grounds for imposition of conditions the director must provide the applicant or licensee notice and an opportunity to be heard in accordance with the hearing procedures outlined in Saint Paul Legislative Code Section 310.03.

(f) *Objections.* An appeal to the city council may be taken by any person aggrieved by the grant, issuance or renewal of a Class T License provided that:

1. The appeal must be filed with the city clerk within thirty (30) days after the action by the director.
2. The only grounds for appeal will be that there has been an error of law in the grant, issuance, or renewal of the license.
3. The appeal will be in writing and will set forth in particular the alleged errors of law.
4. The council will conduct a hearing on the appeal within thirty (30) days of the date of filing and will notify the licensee and the appellant at least ten (10) days prior to the hearing date.
5. The procedures set forth in section 310.03, insofar as is practicable, will apply to this hearing. Following the hearing, the council may affirm or remand the matter to the director, may reverse the director's decision or place conditions upon the license based on the council's determination that the director's decision was based on an error of law.
6. The filing of an appeal will not stay the issuance of the license.

(g) *Renewal procedures.* Class T Licenses are not automatically renewed. If a licensee wishes to Renew a Class T License, they must file a new application for a new Class T License.

(Ord 22-46, § 5, 11-9-22; Ord 23-32, § 3, 9-6-23)

Sec. 310.03. - Hearing procedures.

(a) *Adverse action; notice and hearing requirements.* In any case where the council may or intends to consider any adverse action, including the revocation or suspension of a license, the imposition of conditions upon a license, or the denial of an application for the grant, issuance or renewal of a

license, or the disapproval of a license issued by the State of Minnesota, the applicant or licensee must be given notice and an opportunity to be heard as provided herein. The council may consider such adverse actions when recommended by the director, by the director of any executive department established pursuant to Chapter 9 of the Charter, by the city attorney or on its own initiative.

(b) *Notice.* In each such case where adverse action is or will be considered by the council, the applicant or licensee must be notified in writing that adverse action may be taken against the license or application, and that they are entitled to a hearing before action is taken by the council. The notice must be served or mailed a reasonable time before the hearing date, and must state the place, date and time of the hearing. The notice must state the issues involved or grounds upon which the adverse action may be sought or based. The council may request that such written notice be prepared and served or mailed by the director or by the city attorney.

(c) *Hearing.* Where there is no dispute as to the facts underlying the violation or as to the facts establishing mitigating or aggravating circumstances, the hearing must be held before the council. Otherwise the hearing must be conducted before a hearing examiner appointed by the council or retained by contract with the city for that purpose. The applicant or the licensee must be provided an opportunity to present evidence and argument as well as meet adverse testimony or evidence by reasonable cross-examination and rebuttal evidence. The hearing examiner may in its discretion permit other interested persons the opportunity to present testimony or evidence or otherwise participate in such hearing.

(c-1) *Procedure; hearing examiner.* The hearing examiner will hear all evidence as may be presented on behalf of the city and the applicant or licensee, and must present to the council written findings of fact and conclusions of law, together with a recommendation for adverse action.

The council will consider the evidence contained in the record, the hearing examiner's recommended findings of fact and conclusions, and may not consider any factual testimony not previously submitted to and considered by the hearing examiner. After receipt of the hearing examiner's findings, conclusions, and recommendations, the council must provide the applicant or licensee an opportunity to present oral or written arguments alleging error on the part of the examiner in the application of the law or interpretation of the facts, and to present argument related to the recommended adverse action. Upon conclusion of that hearing, and after considering the record, the examiner's findings and recommendations, together with such additional arguments presented at the hearing, the council must determine what, if any, adverse action should be taken, which action must be by resolution. The council may accept, reject or modify the findings, conclusions and recommendations of the hearing examiner.

(c-2) *Ex-parte contacts.* If a license matter has been scheduled for an adverse hearing, council members shall not discuss the license matter with each other or with any of the parties or interested persons involved in the matter unless such discussion occurs on the record during the hearings of the matter or during the council's final deliberations of the matter. No interested person shall, with knowledge that a license matter has been scheduled for adverse hearing, convey or attempt to convey, orally or in writing, any information, argument or opinion about the matter, or any issue in the matter, to a council member or his or her staff until the council has taken final action on the matter; provided, however, that nothing herein will prevent an inquiry or communications regarding status, scheduling or procedures concerning a license matter. An interested person, for the purpose of this paragraph, means and includes a person who is an officer or employee of the licensee which is the subject of the scheduled adverse hearing, or a person who has a financial interest in such licensee.

(d) *Licensee or applicant may be represented.* The licensee or applicant may represent himself or choose to be represented by another.

(e) *Record; evidence.* The hearing examiner shall receive and keep a record of such proceedings, including testimony and exhibits, and shall receive and give weight to evidence, including hearsay evidence, which possesses probative value commonly accepted by reasonable and prudent persons in the conduct of their affairs.

(f) *Council action, resolution to contain findings.* Where the council takes adverse action with respect to a license, licensee or applicant for a license, the resolution by which such action is taken must contain its findings and determination, including the imposition of conditions, if any. The council may adopt all or part of the findings, conclusions and recommendations of the hearing examiner, and incorporate the same in its resolution taking the adverse action.

(g) *Additional procedures where required.* Where the provisions of any statute or ordinance require additional notice or hearing procedures, such provisions must be complied with and supersede inconsistent provisions of these chapters. This includes, without limitation by reason of this specific reference, Minn. Stats., Chapter 364 and Minn. Stats., § 340A.415.

(h) *Discretion to hear notwithstanding withdrawal or surrender of application or license.* The council may, at its discretion, conduct a hearing or direct that a hearing be held regarding revocation or denial of a license, notwithstanding that the applicant or licensee has attempted or purported to withdraw or surrender said license or application, if the attempted withdrawal or surrender took place after the applicant or licensee had been notified of the hearing and potential adverse action.

(i) *Continuances.* Where a hearing for the purpose of considering revocation or suspension of a license or other disciplinary action involving a license has been scheduled before the council, a continuation of the hearing may be granted by the council president or by the council at the

request of the licensee, license applicant, an interested person or an attorney representing the foregoing, upon a showing of good cause by the party making the request.

(j) If the council imposes an adverse action as defined in section 310.01 above, a generic notice of such action must be prepared by the director and posted by the licensee so as to be visible to the public during the effective period of the adverse action. The licensee shall be responsible for taking reasonable steps to make sure the notice remains posted on the front door of the licensed premises, and failure to take such reasonable precautions may be grounds for further adverse action.

(k) *Imposition of costs.* The council may impose upon any licensee or license applicant some or all of the costs of a contested hearing before an independent hearing examiner. The costs of a contested hearing include, but are not limited to, the cost of the administrative law judge or independent hearing examiner, stenographic and recording costs, copying costs, city staff and attorney time for which adequate records have been kept, rental of rooms and equipment necessary for the hearing, and the cost of expert witnesses. The council may impose all or part of such costs in any given case if (i) the position, claim or defense of the licensee or applicant was frivolous, arbitrary or capricious, made in bad faith, or made for the purpose of delay or harassment; (ii) the nature of the violation was serious, or involved violence or the threat of violence by the licensee or employees thereof, or involved the sale of drugs by the licensee or employees thereof, and/or the circumstances under which the violation occurred were aggravated and serious; (iii) the violation created a serious danger to the public health, safety or welfare; (iv) the violation involved unreasonable risk of harm to vulnerable persons, or to persons for whose safety the licensee or applicant is or was responsible; (v) the applicant or licensee was sufficiently in control of the situation and therefore could have reasonably avoided the violation, such as, but not limited to, the nonpayment of a required fee or the failure to renew required insurance policies; (vi) the violation is covered by the intoxicating liquor; nonintoxicating malt liquor; presumptive penalty matrix in subsection (m) below; or (vii) the violation involved the sale of cigarettes to a minor.

(l) *Imposition of fines.* The council may impose a fine upon any licensee or license applicant as an adverse license action. A fine may be in such amount as the council deems reasonable and appropriate, having in mind the regulatory and enforcement purposes embodied in the particular licensing ordinance. A fine may be in addition to or in lieu of other adverse action in the sole discretion of the council. To the extent any other provision of the Legislative Code provides for the imposition of a fine, both provisions must be read together to the extent possible; provided, however, that in the case of any conflict or inconsistency, the other provision must be controlling.

(m) *Presumptive penalties for certain violations*. The purpose of this section is to establish a standard by which the city council determines the amount of fines, the length of license suspensions and the propriety of revocations, the general presumptive penalty matrix applies to all license types,

except that in the case of a violation involving a liquor license the penalty matrix for intoxicating liquor; nonintoxicating malt liquor applies and for a violations involving tobacco, the penalty matrix for tobacco applies. These penalties are presumed to be appropriate for every case; however the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons making it more appropriate to do so. When deviating from these standards, the council must provide written reasons that specify why the penalty selected was more appropriate.

1. **General presumptive penalties matrix**—The general penalty matrix is to be used if there is not a specific penalty matrix for the license type or a category within the specific penalty matrix does not address the violation.

Type of Violation	Appearance			
	1st	2nd	3rd	4th
(1) Violations of conditions placed on the license	$500.00 fine	$1,000.00 fine	$2,000.00 fine and 10-day suspension	Revocation
(2) Violation of provisions of the legislative code relating to the licensed activity	$500.00 fine	$1,000.00 fine	$2,000.00 fine and 10-day suspension	Revocation
(3) Violation of provisions of the legislative code relating to the licensed activity, other than violations of the food code	$500.00 fine	$1,000.00 fine	$2,000.00 fine and 10-day suspension	Revocation

(4) Failure to permit entrance or inspection by DSI inspector or police	5-day suspension	10-day suspension	15-day suspension	Revocation
(5) Commission of a crime other than a felony on the premises by a licensee or employee	$700.00 fine	$1,500.00 fine	5-day suspension	Revocation
(6) Commission of a felony on the premises by a licensee or employee	$2,000.00 fine	Revocation	n/a	n/a
(7) Death or great bodily harm in establishment related to violation of law or license conditions	30-day suspension	60-day suspension	Revocation	n/a
(8) Failure to pay license fees	Suspension	Revocation		

(9) Taxi fail to display driver's license as required by 376.16(f)	$100.00 fine	$250.00 fine	$500.00 fine	Revocation
(10) Taxi fail to display number of information and complaint office as required by 376.11(v)	$100.00 fine	$250.00 fine	$500.00 fine	Revocation
(11) Violation of restrictions upon sidewalk café license under 106.01(b)	$200.00 fine	$400.00 fine	$800.00 fine	Revocation

2. **Intoxicating liquor; malt liquor; presumptive penalty matrix**.

   Presumptive penalties for intoxicating liquor and nonintoxicating malt liquor violations. If a violation is not covered under this penalty matrix, the general presumptive penalty matrix should be used. Penalties for convictions or violations are presumed to be appropriate for every case; however, the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons making it more appropriate to do so. When deviating from these standards, the council must provide written reasons that specify why the penalty selected was more appropriate (unless specified, numbers below indicate consecutive days' suspension):

Type of Violation	Appearance			
	1st	2nd	3rd	4th

(1) Commission of a felony related to the licensed activity.	Revocation	NA	NA	NA
(2) Sale of alcohol beverages while license is under suspension.	Revocation	NA	NA	NA
(3) Sale of alcoholic beverages to underage person.	$500.00 fine	1,000.00 fine	Up to 18-day suspension	Revocation
(4) Sale of alcoholic beverage to intoxicated person.	$500.00 fine	1,000.00 fine	Up to 18-day suspension	Revocation
(5) After hours sale of alcoholic beverages.	$500.00 fine	6-day suspension	18-day suspension	Revocation
(6) After hours display or consumption of alcoholic beverage.	$500.00 fine	4-day suspension	12-day suspension	Revocation

(7) Refusal to allow city inspectors or police admission to inspect premises.	5-day suspension	15-day suspension	Revocation	NA
(8) Illegal gambling on premises.	$500.00 fine	6-day suspension	18-day suspension	Revocation
(9) Failure to take reasonable steps to stop person from leaving premises with alcoholic beverage.	$500.00 fine	4-day suspension	12-day suspension	Revocation
(10) Failure to make application for license renewal prior to license expiration date.	$500.00 fine	6-day suspension	18-day suspension	Revocation
(11) Sale of intoxicating liquor where only license is for nonintoxicating liquor.	$500.00 fine	6-day suspension	18-day suspension	Revocation

(12) Failure to comply with statutory, and ordinance requirements for liability insurance.	10-day suspension	Revocation	NA	NA

(a) For on-sale intoxicating liquor establishments with a seating capacity of one hundred fifty (150) or more, the monetary penalty for any violation (including violations found in chapter 310) must be doubled.

(b) For off-sale intoxicating liquor establishments with five thousand one (5,001) or more square feet of retail space, the monetary penalty for any violation (including violations found in chapter 310) must be doubled.

(c) *Other penalties.* Nothing in this section restricts or limits the authority of the council to suspend licenses for up to sixty (60) days, revoke the license, or impose a civil fine not to exceed two thousand dollars ($2,000.00), to impose conditions or take any other adverse action in accordance with law, provided, that the license holder has been afforded an opportunity for a hearing in the manner provided for in section 310.02 of this Code.

(d) *Effect of responsible business practices in determining penalty.* In determining the appropriate penalty, the council may, in its discretion, consider evidence submitted to it in the case of uncontested adverse actions or submitted to a hearing examiner in a contested hearing upon which findings of fact have been made that a licensee has followed or is likely to follow in the future responsible business practices in regard to sales to intoxicated persons and sales to minors.

(1) For the purposes of service to intoxicated persons, evidence of responsible business practices may include, but is not limited to, those policies, procedures and actions that are implemented at time of service and that:

a) Encourage persons not to become intoxicated if they consume alcoholic beverages on the defendant's premises;

b) Promote availability of nonalcoholic beverages and food;

c) Promote safe transportation alternatives other than driving while intoxicated;

d) Prohibit employees and agents of defendant from consuming alcoholic beverages while acting in their capacity as employees or agents;

e) Establish promotions and marketing efforts that publicize responsible business practices to the defendant's customers and community;

f) Implement comprehensive training procedures;

g) Maintain an adequate, trained number of employees and agents for the type and size of defendant's business;

h) Establish a standardized method for hiring qualified employees;

i) Reprimand employees who violate employer policies and procedures; and

j) Show that the licensee has enrolled in recognized courses providing training to self and one (1) or more employees of the licensed establishment in regard to standards for responsible liquor service.

2) For the purposes of service to minors, evidence of responsible business practices may include, but is not limited to, those listed in subsection (1) and the following:

a) Management policies that are implemented at the time of service and that ensure that proof of identification (as established by state law) is examined for all persons seeking service of alcoholic beverages who may reasonably be suspected to be minors;

b) Comprehensive training of employees who are responsible for such examination regarding the detection of false or altered identification; and

c) Enrollment by the licensee in recognized courses providing training to self and one (1) or more employees of the licensed establishment in regard to standards for responsible liquor service.

3. **Tobacco presumptive penalties matrix.**

Tobacco presumptive penalties. Penalties for convictions or violations are presumed to be appropriate for every case; however, the council may deviate therefrom in an individual case where the council finds and determines that there exist substantial and compelling reasons making it more appropriate to do so. When deviating from these standards, the council must provide written reasons that specify why the penalty selected was more appropriate (unless specified, numbers below indicate consecutive days' suspension):

Type of Violation	Appearance			
	1st	2nd	3rd	4th

(1) Sale to a person under twenty-one (21) years of age	$500.00 fine	$1000.00 fine	$2,000.00 fine and 7-day suspension	Revocation
(2) Display, possession or multiple incidents of sales of: • single cigarettes, • menthol tobacco products, or • flavored tobacco products.	10-day suspension	Revocation		

(a) *Computation of time for violations under the tobacco presumptive penalties matrix.* If a violation is not covered under this penalty matrix, the general presumptive penalty matrix should be used. Except as otherwise provided by Minn. Stats. § 461.12, subd. 2, subsequent tobacco violations are subject to the following:

(1) *Second, third and fourth appearances for violations under the tobacco presumptive penalties matrix. .* A second violation within twenty four (24) months must be treated as a second appearance, a third within twenty four (24) months treated as a third appearance, and a fourth within twenty four (24) months treated as a fourth appearance for the purpose of determining the presumptive penalty.

(2) *Any appearance not covered by subsections (1) above must be treated as a first appearance for violations under the tobacco presumptive penalties matrix.* Measurement of the twenty four (24) month period must be as follows: The beginning date shall be the earliest violation's date of appearance before the council, and the ending date shall be the date of the new violation. In case of multiple new violations, the ending date to be used shall be the date of the violation last in time.

(i) *Fines payable without hearing.*

A. Notwithstanding the provisions of section 310.03(c), a licensee who would be making a first or second appearance on a violation that calls for a monetary fine before the council may elect to pay the fine to the department of safety and inspections without a council hearing, unless the notice of violation has indicated that a hearing is required because of circumstances which may warrant deviation from the presumptive fine amount. Payment of the recommended fine will be considered to be a waiver of the hearing to which the licensee is entitled and will be considered an "appearance" for the purpose of determining presumptive penalties for subsequent violations.

(ii) *Multiple violations.* At a licensee's first appearance before the city council, the council shall consider and act upon all the violations that have been alleged and/or incorporated in the notices sent to the licensee under the administrative procedures act up to and including the formal notice of hearing. The council in that case shall consider the presumptive penalty for each such violation under the "1st Appearance" column in the Penalty Matrixes above. The occurrence of multiple violations is grounds for departure from such penalties in the council's discretion.

(iii) *Violations occurring after the date of the notice of hearing.* Violations occurring after the date of the notice of hearing that are brought to the attention of the city attorney prior to the hearing date before an administrative law judge (or before the council in an uncontested facts hearing) may be added to the notice(s) up to twenty (20) days before the hearing, and may in that case be treated as though part of the "1st Appearance" unless grounds for upward deviation from the presumptive penalties outlined in the presumptive penalty matrix outlined in 310.03(m) are included in the amended notice of the violation. In all other cases, violations occurring after the date of the formal notice of hearing must be the subject of a separate proceeding and dealt with as a "2nd Appearance" before the council. The same procedures must apply to a second, third or fourth appearance before the council.

(iv) *Subsequent appearances.* Upon a second, third or fourth appearance before the council by a particular licensee, the council shall impose the presumptive penalty for the violation or violations giving rise to the subsequent appearance without regard to the particular violation or violations that were the subject of the first or prior appearance.

(v) *Computation of time.*

(1) *Second appearance.* A second violation within twelve (12) months must be treated as a second appearance for the purpose of determining the presumptive penalty.

(2) *Third appearance.* A third violation within eighteen (18) months must be treated as a third appearance for the purpose of determining the presumptive penalty.

(3) *Fourth appearance.* A fourth violation within twenty-four (24) months must be treated as a fourth appearance for the purpose of determining the presumptive penalty.

(4) Any appearance not covered by subsections (1), (2) or (3) above must be treated as a first appearance. Measurement of the twelve-, eighteen-, or twenty-four-month period is as follows: The beginning date shall be the earliest violation's date of appearance before the council or payment of the fine related to the violation, and the ending date shall be the date of the new violation. In case of multiple new violations, the ending date to be used shall be the date of the violation last in time.

(5) Notwithstanding subsections (iv)(1), (2), (3) or (4) above, a second appearance before the council regarding a death or great bodily harm in a licensed establishment that is related to a violation of the law or license conditions must be counted as a second appearance, regardless of how much time has passed since the first appearance if the first appearance was also regarding a death or great bodily harm in a licensed establishment. A third appearance for the same must be counted as a third appearance regardless of how much time has passed since the first or second appearance.

(6) Violations of the general presumptive penalty matrix, the intoxicating liquor, malt liquor presumptive penalty matrix and the tobacco presumptive penalty matrix are meant to be cumulative. For the purpose of a second, third or fourth appearance under this section, "violation" must mean either one of those violations listed in paragraph (m)1, 2, or 3.

(Ord 22-46, § 3, 11-9-22)

Sec. 310.04. - Revocation; suspension; adverse actions; imposition of conditions.

(a) *Council may take adverse action.* The council is authorized to take adverse action, as defined in section 310.01 above, against any or all licenses or permits, licensee or applicant for a license, as provided in and by these chapters. Adverse actions against entertainment licenses issued under chapter 411 of the Legislative Code may be initiated for the reasons set forth in subsection (b) below, or upon any lawful grounds which are communicated to the license holder in writing prior

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1333

File ID:	RES 25-1333	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	08/20/2025
File Name:	Molly Coleman water board appointment			**Final Action:**	
Title:	Approving the Mayor's appointment of Councilmember Molly Coleman to the Board of Water Commissioners for a term beginning on August 27, 2025.				
Notes:					
				Agenda Date:	08/27/2025
Sponsors:	Noecker			**Enactment Date:**	
Attachments:				**Financials Included?:**	
Contact Name:				**Hearing Date:**	
Entered by:	kristin.koziol@ci.stpaul.mn.us			**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1333

Approving the Mayor's appointment of Councilmember Molly Coleman to the Board of Water Commissioners for a term beginning on August 27, 2025.

WHEREAS, Section 15.03 of the City Charter provides that the Board of Water Commissioners (BWC) shall consist of six (6) commissioners, three of whom must be members of the Saint Paul City Council, appointed by the Mayor with the approval of the Council; and

WHEREAS, Councilmember Matt Privratsky was appointed as a commissioner on the BWC during his time as the interim Ward 4 councilmember; and

WHEREAS, the residents of Ward 4 elected Councilmember Molly Coleman in a special election held on August 12, 2025; and

WHEREAS, Mayor Melvin Carter wishes to appoint Councilmember Molly Coleman to the BWC in the position currently held by Councilmember Matt Privratsky; now, therefore be it

RESOLVED, that the Saint Paul City Council consents to the appointment of Councilmember Molly Coleman as a commissioner on the Board of Water Commissioners to replace Councilmember Matt Privratsky, for a term ending January 1, 2028.

City of Saint Paul

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Master

File Number: RES 25-1334

File ID:	RES 25-1334	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	08/20/2025
File Name:	Molly Coleman Visit St Paul appointmet			**Final Action:**	

Title: Approving the Mayor's appointment of Molly Coleman to serve on the Visit Saint Paul Board of Directors for a term ending December 31, 2027.

Notes:

		Agenda Date:	08/27/2025
Sponsors:	Noecker	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	kristin.koziol@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1334

Approving the Mayor's appointment of Molly Coleman to serve on the Visit Saint Paul Board of Directors for a term ending December 31, 2027.

WHEREAS, Mayor Carter wishes to appoint Molly Coleman to serve on the Visit Saint Paul Board of Directors; and therefore be it

RESOLVED, that the Saint Paul City Council consents to and approves the appointment, made by the Mayor, of Molly Coleman to serve on the Visit Saint Paul Board of Directors for a term ending December 31, 2027.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1335

File ID:	RES 25-1335	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	08/20/2025
File Name:	Molly Coleman audit committee appointment			**Final Action:**	
Title:	Approving the appointment of Councilmember Molly Coleman as a member of the Audit Committee.				
Notes:					
				Agenda Date:	08/27/2025
Sponsors:	Noecker			**Enactment Date:**	
Attachments:				**Financials Included?:**	
Contact Name:				**Hearing Date:**	
Entered by:	kristin.koziol@ci.stpaul.mn.us			**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1335

Approving the appointment of Councilmember Molly Coleman as a member of the Audit Committee.

WHEREAS, per RES 20-1110, the Saint Paul City Council established the creation of a Saint Paul Audit Committee on August 12, 2020; and

WHEREAS, City Council President Rebecca Noecker has nominated Councilmember Molly Coleman to serve as a committee member; and

WHEREAS, Councilmember Molly Coleman will serve as a member starting August 27, 2025; and be it

RESOLVED that Councilmember Molly Coleman will serve as an acting member of the Audit Committee.

City of Saint Paul

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15 West Kellogg
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Phone: 651-266-8560

Master

File Number: Ord 25-4

File ID:	Ord 25-4	**Type:**	Ordinance	**Status:**	Final Adoption
Version:	1	**Contact Number:**	2668702	**In Control:**	City Council
				File Created:	01/06/2025
File Name:	Amending Title IV of the Saint Paul Administrative Code to add Chapter 92, titled Tree Preservation for City Sponsored Projects.			**Final Action:**	

Title: Amending Title IV of the Administrative Code to add Chapter 92, titled Tree Preservation for City Sponsored Projects. (Laid over from February 26, 2025)

Notes:

		Agenda Date:	08/27/2025
Sponsors:	Noecker and Yang	**Enactment Date:**	
Attachments:	Great River Greening letter of support, Friends of the Mississippi River letter of support, Ramsey Hill Assoc public comment, Gary Todd public comment, Jan 22 public comments, Jan 31 - Feb 26 public comments, 2025.08.14 TPO PIG Overview - Final Version	**Financials Included?:**	
Contact Name:	Kyle Citta	**Hearing Date:**	
Entered by:	riddhi.mistry@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/15/2025	Laid Over to Second Reading	City Council	01/22/2025		
	Action Text:	Laid over to January 22, 2025 for Second Reading					
	Notes:	*Councilmember Noecker described the ordinance change.*					
1	City Council	01/22/2025	Laid Over to Final Adoption	City Council	02/26/2025		Pass
	Action Text:	Laid over to February 26, 2025 for Final Adoption					
	Notes:	*Unknown resident spoke during the public hearing.*					
		Tom Darling, resident, spoke during the public hearing.					
		Councilmember Noecker moved to close the public hearing and lay over to February 26, 2025.					
		Yea: 7	Councilmember Noecker, Councilmember Jalali, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost, and Councilmember Johnson				
		Nay: 0					
1	City Council	02/26/2025	Laid Over to Final Adoption	City Council	08/27/2025		Pass
	Action Text:	Laid over to August 27, 2025					

Notes: *Council President Noecker moved to lay over for 6 months.*

Yea: 6 Councilmember Noecker, Councilmember Yang, Councilmember Kim, Councilmember Bowie, Councilmember Jost, and Councilmember Johnson

Nay: 0

Absent: 1 Councilmember Jalali

Text of Legislative File Ord 25-4

Amending Title IV of the Administrative Code to add Chapter 92, titled Tree Preservation for City Sponsored Projects. (Laid over from February 26, 2025)

SECTION 1

WHEREAS, trees provide critical benefits to the public, including purifying the air, storing carbon, protecting soil from erosion, reducing the urban heat island effect, providing habitat for wildlife, helping to manage storm water, and providing shade and beauty to the city; and

WHEREAS, Saint Paul's tree canopy has been devastated by the spread of Emerald Ash Borer; and

WHEREAS, heat islands are urbanized areas that experience higher temperatures than areas with tree canopy cover, due to the absorption of the sun's heat in buildings, roads and other structures; and

WHEREAS, according to the 2019 Saint Paul Climate Action & Resilience Plan, the greatest risk of exposure to extreme heat is in areas across the city with less dense vegetation and tree canopy cover - namely, portions of downtown Saint Paul, Frogtown, Greater East Side, and Dayton's Bluff neighborhoods, many of which are also low-income neighborhoods, and on the southern edge of Highland Park; and

WHEREAS, heat islands lead to poor air and water quality, higher energy costs, and an increase in heat-related illnesses, deaths, and negative health outcomes; and

WHEREAS, resiliency strategies within the 2019 Saint Paul Climate Action & Resilience Plan include accelerating tree replacement programming in neighborhoods most impacted by the urban heat island effect; prioritizing tree planting in areas of concentrated poverty and low tree canopy coverage; and supporting early maintenance and care of trees; Now, therefore be it

RESOLVED, that the Council of the City of Saint Paul does hereby ordain:

SECTION 2

Title IV - POLICIES AND PROCEDURES of the Saint Paul Administrative Code is hereby amended to add Chapter 92, titled Tree Preservation for City Sponsored Projects as follows:

Sec. 92.1. Council Finding of Need.

The Council finds that a healthy tree canopy is vital to every City neighborhood. A healthy tree canopy provides numerous benefits by improving urban air quality, lowering surface temperatures, reducing cooling and heating costs, reducing greenhouse gases, providing wildlife habitat, increasing property values, enhancing the appearance and attractiveness of the City's physical environment and positively impacting the mental and physical health of City residents and visitors alike. The Council further finds that the City must therefore undertake management practices that can sustain and enhance the City's tree canopy by adopting policies and specifications to manage the tree canopy on right-of-way and parkland whenever public improvement projects are undertaken by City departments or where the City contributes funds for public improvement projects on right-of-way or parkland.

Sec. 92.2. Statement of Legislative Intent.

The purpose and intent of this chapter is to:

(a) Assure that City sponsored or funded construction and development activities are undertaken to the greatest extent possible using practices that are consistent with the protection of the existing tree canopy in keeping with recognized standards for urban tree

management.

(b) To enhance, protect and restore trees and the tree canopy in the public right-of-way and on parkland during City sponsored projects.

Sec. 92.3. Definitions.

For the purposes of this chapter the following words and phrases shall have the meaning respectively ascribed to them by this section. Definitions for industry terms appearing in this chapter are based on the most recent editions of either the American National Standards Institute's *A-300 Standards for Tree Care Operations - Tree, Shrub, and other Woody Plant Management - Standard Practices* or the *International Society of Arboriculture Glossary of Arboricultural Terms*.

American National Standards Institute A-300 Tree Care Standards Manual ("ANSI A-300 Standards"). The most recent *ANSI A-300 Standards* manual containing generally acceptable standards for the care and maintenance of trees, shrubs, and other woody plants. The *ANSI A-300 Standards* manual sets the minimum standards for the care and maintenance of City trees, shrubs, and other woody plants and is herein adopted by reference as the City's minimum standards for tree care practices.

City sponsored project. A construction, rehabilitation, or maintenance project on right-of-way or parkland to which the City contributes funding, whether in whole or in part, and notwithstanding whether the improvement project is performed wholly by the City or jointly with another public entity participant.

Department. The department of parks and recreation.

Forestry Tree Work Permit. A permit issued by the Forestry Unit constituting certification that any tree activity authorized by the permit has been reviewed for compliance with the requirements of this chapter and that the work so authorized must be performed as required under the permit.

Forestry Unit. The division within the department of parks and recreation responsible for the management of trees, tree planting, tree pruning, tree removal, stump removal, tree disease and pest management in the parks, parkways and public rights of way.

Parkland. All public grounds and squares under the jurisdiction of the department of parks and recreation, maintained as pleasure grounds and designated as recreation areas by the City.

Right-of-way or *public right-of-way*. The area in, on, below, or above a public roadway, highway, street, cartway, bicycle lane and public sidewalk in which the City has an interest, including other dedicated rights-of-way for travel purpose and utility easements of the City. A right-of-way does not include the airwaves above a public right-of-way with regard to cellular or other nonwire telecommunications or broadcast service.

Rules. All rules created by the Department under Sec. 92.5 and as amended and added to from time to time.

Tree activity. Any type or scope of work that requires a Forestry Tree Work Permit.

Tree preservation plan (TPP). A written plan detailing the location, botanical name, and diameter at breast height (DBH) of all existing trees affected by a City sponsored project the intent to preserve, relocate, or replace each tree; and measures to be taken to protect new and mature trees during construction, and to protect roots and soil during construction, following best management practices and ANSI A-300 Standards for Arboriculture.

Tree replacement fund. A dedicated fund within the department of parks and recreation for all funds received as restitution for removal of trees under Sec. 92.5(c).

Sec. 92.4. Applicability.

(a) The requirements of this chapter apply to all City sponsored projects taking place on public right-of-way or parkland, whether funded in whole or in part by the City.

(b) All City departments are to coordinate with the Forestry Unit to ensure compliance with the requirements of this chapter including those City sponsored projects on properties not otherwise under the jurisdiction of the Department.

Sec. 92.5. Requirements.

All City sponsored projects must:

(a) Preserve all existing trees in place in the right-of-way and on parkland; or

(b) When (a) is not feasible, as determined by the Rules, replace trees on at minimum a one-for-one basis in the construction project area; or

(c) When (a) and (b) are not feasible, as determined by the Rules, provide sufficient funds to the Department to increase the City's tree supply in another portion of City right-of-way or parkland depending on the City sponsored project. These funds should be at least sufficient to replace in equal number trees that could not be replaced in the project area. These funds shall be placed into the Tree Replacement Fund.

Sec. 92.6 Implementation and Rules.

The Department is authorized and instructed to coordinate the implementation of this chapter and to promulgate appropriate rules for such purposes. Any rules promulgated by the Department have the force and effect of law and must be consistent with this chapter. The Department shall consult with the Department of Public Works in creating the Rules. The Department may amend the Rules from time to time. The Rules must address:

(a) Application requirements, standards, and processes that mandate a Forestry Tree Work Permit that complies with ANSI-300 standards for all work taking place in the City right-of-way and on parkland. This includes a tree preservation plan, and a tree protection plan during construction.

(b) Processes for addressing trees damaged during construction.

(c) Guidelines for replacing trees on a one-for-one basis, if needed, to comply with Sec. 92.5 (b).

(d) Restitution requirements for paying for trees that cannot be preserved or replaced in the project area.

(e) Construction plan requirements and review processes.

(f) Guidelines for determining what constitutes a City sponsored project where preservation of trees is not feasible, and replacement is required under Sec. 92.5 (b).

(g) Guidelines for determining what constitutes a City sponsored project where preservation of trees and replacement of trees are not feasible options, and restitution will be required under Sec. 92.5 (c).

Sec. 92.7. Exemptions.

The following situations are exempt from the provisions of this chapter and from the Rules:

(a) Nothing in this chapter shall be construed to prevent an employee or contractor of the Department from undertaking the routine maintenance of trees necessary for the health of the urban forest and/or public safety; provided, all work is performed in accordance with ANSI A-300 Tree Care Standards and any applicable guidelines contained in the City's landscape manual.

(b) The immediate removal of any tree that poses a life-safety issue. This determination must be made by the Forestry Unit who may also consult with other City departments if the City Forester believes it is necessary. Such a determination may require photographic proof or other supporting documentation to assist in determining the condition of the tree prior to its removal.

(c) Whenever the Forestry Unit determines that the permitting requirements for a Forestry Tree Work Permit will impede the restoration of City services or public order after a state of emergency declared by the Mayor or the Governor as the case may be.

SECTION 3

This Ordinance shall take effect and be in force thirty (30) days following passage, approval, and publication.

GREAT RIVER GREENING

January 14, 2025

Councilmember Rebecca Noecker
Saint Paul City Council
15 W Kellogg Blvd, Suite 310
Saint Paul, MN 55102

Dear Councilmember Noecker,

On behalf of Great River Greening, I am writing to express our strong support for the proposed Tree Preservation Ordinance, which amends Title IV of the Administrative Code to include Chapter 92, titled *Tree Preservation for City Sponsored Projects*. This ordinance is a critical step forward in protecting and enhancing Saint Paul's urban tree canopy, which provides invaluable ecological, social, and economic benefits to our community.

Trees play a vital role in purifying air, sequestering carbon, reducing urban heat island effects, managing stormwater, and creating habitat for wildlife. As noted in the 2019 Saint Paul Climate Action & Resilience Plan, neighborhoods with lower tree canopy coverage, many of which are Environmental Justice communities, face disproportionate risks from extreme heat, poor air quality, and higher energy costs. By prioritizing tree preservation and replacement in city-sponsored projects, this ordinance aligns with the need to address these inequities while fostering healthier, more resilient neighborhoods.

At Great River Greening, we use science-based restoration practices to ensure that urban and natural ecosystems can withstand the growing challenges of climate change. This ordinance mirrors our values by mandating sustainable practices, such as creating Tree Preservation Plans, adhering to ANSI A-300 standards, and ensuring equitable investment in tree replacement where preservation is not feasible.

This ordinance also aligns with Great River Greening's *Cooling Minnesota Communities* program, through which we are working to combat urban heat islands in Saint Paul. Through this initiative, we are planting trees in heat-vulnerable areas, including at school campuses, distributing trees to residents, and watering trees planted by the City to ensure their survival. The Tree Preservation Ordinance complements our efforts by institutionalizing practices that will enhance and sustain Saint Paul's tree canopy for generations to come.

We commend the ordinance's focus on long-term tree canopy health, its emphasis on Environmental Justice communities, and its recognition of trees as a vital part of Saint Paul's infrastructure. Thank you for your commitment to building a greener, more equitable future for all Saint Paul residents.

Sincerely,

Kateri Routh

Kateri Routh
Executive Director
Great River Greening

Protecting, restoring and enhancing the metro Mississippi River and its watershed since 1993.

106 W. Water St., Ste. 600 | St. Paul MN 55107-2032
(651) 222-2193 | fmr.org | info@fmr.org

January 16, 2025

Councilmember Rebecca Noecker
Saint Paul City Council
15 W. Kellogg Blvd, Suite 310
Saint Paul, MN 55102

Dear Councilmember Noecker:

Friends of the Mississippi River (FMR) appreciates the opportunity to share our support for the proposed Tree Preservation for City Sponsored Projects amendment to Title IV of the Administrative Code.

FMR is a St. Paul-based non-profit organization with a mission to engage community members and other stakeholders to protect, restore and enhance the Mississippi River and its watershed in the Twin Cities region. We represent thousands of people in the metropolitan area who care deeply about the river, including over 6,000 who participate as FMR advocates, volunteers, and members each year.

Trees are vital to St. Paul's quality of life for people, as well as other plant and animal species that depend on the ecosystem functions trees provide—in even the most developed of places. Our tree canopy provides shade, clean air, reduced energy costs, habitat, and beauty. People become attached to their neighborhood trees, and they need to trust that the city is taking every measure to preserve or replace trees when other public improvements are being made.

We appreciate this ordinance's commitment to consistent, science-based standards developed by expert city staff. These standards will help mitigate the impacts of climate change for St. Paul residents and ensure every project is conducted with care.

For the river,

Colleen O'Connor Toberman

Colleen O'Connor Toberman
Land Use & Planning Director

RAMSEY HILL ASSOCATION

January 21, 2025

Councilmember Rebecca Noecker
Saint Paul City Council
15 W Kellogg Blvd, Suite 310
Saint Paul, MN 55102

Dear Councilmember Noecker,

The Ramsey Hills Association (RHA) is writing in support of this ordinance amendment to Title IV of the Administrative Code to include Chapter 92, titled Tree Preservation for City Sponsored Projects. RHA is a 50-year old non-profit, neighborhood association representing neighbors across the Ramsey Hill and Cathedral Hill community. Our mission since the 1970's has been to preserve the historic nature of our neighborhood and landscape. One pillar in support of this mission has consistently been support for our parks and gardens, which provide significant green space and canopy coverage across Ramsey Hill.

The Ramsey Hill Association directly supports six parks: including Summit Lookout, Nathan Hale, Cochran, Boyd, McQuillan, and Holly Tot Lot. RHA provides both financial support and maintenance through paid and volunteering services throughout the year. These parks and gardens are used by neighbors, residents of Saint Paul, and out-of-town visitors alike. Protection of the tree canopy within and surrounding our neighborhood from projects that could harm our landscape and quality of life is a core tenant of our community and neighborhood association.

In addition to our Parks and Gardens, the Ramsey Hill neighborhood is home to a significant footprint of Saint Paul's historic rights-of-way, including Summit Avenue from Dale Street to the Cathedral. The recent Summit Avenue Bike Trail still raises many concerns for our community relative to the potential impact to our tree canopy. Our expectation with this revised ordinance is that it would influence and prevent future projects that would impose similar impact to our historic infrastructure and green landscape.

RHA appreciates CM Noecker's work to prioritize greenspace across Saint Paul's many neighborhoods and we're pleased to support any effort that works to protects that greenspace.

Sincerely,

Jacob Walls
President, RHA
Home | Ramsey Hill Association | St. Paul, Minnesota

From: grtodd@comcast.net <grtodd@comcast.net>
Sent: Tuesday, January 21, 2025 9:37 AM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; Polly Heintz <polly.heintz@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; Taina Maki <Taina.Maki@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; Tom Basgen <Tom.Basgen@ci.stpaul.mn.us>; Marvalyne Tripp <Marvalyne.Tripp@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; Doua Yang <Doua.Yang@ci.stpaul.mn.us>; Kristin Koziol <kristin.koziol@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; Abdihamid Badri <Abdihamid.Badri@ci.stpaul.mn.us>; Jenna Sadjadi <Jenna.Sadjadi@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; Ploua Yang <Ploua.Yang@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; Melanie Johnson <Melanie.Johnson@ci.stpaul.mn.us>; Sumeya Said <Sumeya.Said@ci.stpaul.mn.us>
Subject: Proposed Ordinance 25-4

Councilmembers and staff,

I am writing to you concerning proposed Ordinance 25-4, Tree Preservation for City Sponsored Projects. First, I must commend Councilmember Noecker for digging into this and producing an ordinance for your consideration. Preserving our tree canopy is an essential component to combat climate change and is a way more significant way to reach the goals of the Climate Action and Resilience Plan than building 150 new miles of separated bike trails in hopes that enough more people will adopt cycling to bring about a meaningful drop in vehicle miles driven.

It is important that the proposed ordinance be as comprehensive as possible to avoid it becoming mere cover for those who prioritize development over all else. My first observation is that replanting is not preservation. A sapling that is planted to replace a mature tree will take decades before it can produce the same level of benefits that we gain today. Multiply that by hundreds and the resulting loss to the community is millions of dollars of benefits, many of which are listed in the proposed ordinance. Tree preservation needs to be prioritized over replanting, in the ordinance, and should be factored into early planning to determine the impact of any proposed construction and/or to look for alternatives.

Secondly, the ordinance speaks of feasibility to preserve trees but fails to detail who gets to decide what is feasible. This past summer residents questioned the workers doing ADA corner modifications on Summit Ave about the large tree roots that were sticking out of the ground. The response they got was "That's your problem not mine." So, are we going to leave the feasibility decision to contractors? What mitigation techniques were (or not) being applied?

Lastly, and probably most important, the ordinance does not have any specifications for enforcement. Without daily enforcement, we will always be reacting to tree loss rather than preventing tree loss. Implementing tree preservation techniques will inevitably incur cost and take more time, which are in direct conflict with the objectives of any contracting company. There are no required inspections by Forestry. There are no details to be included in contracts that require tree preservation. The ordinance defines a Tree Preservation Plan (TPP), which is great, but doesn't state that it would be required for all contracts. The question is, will the financial penalties for non-compliance be severe enough to compel contractors to implement preservation techniques?

Again, I am glad to see the Council considering this important ordinance. I would encourage you to take the time to ensure that it is both comprehensive and enforceable so that it will deliver the hoped for value, to our City, for years to come. Please work to improve the ordinance before you approve.

Thank you.
GRT

Gary R. Todd
682 Summit Ave.
St. Paul, MN 55105
grtodd@comcast.net
651-470-4720

From: Elizabeth Karre <elizabethkarre@gmail.com>
Sent: Wednesday, January 22, 2025 10:19 AM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Subject: Tree preservation policy

Some people who received this message don't often get email from elizabethkarre@gmail.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Dear CM Bowie,

I'm writing regarding the tree preservation policy draft that the council is considering. My concerns that I would like to see addressed:

-how does the policy fit with the MN Environmental Rights Act that prohibits impairment or destruction of natural resources of the state unless there is no feasible and prudent alternative?

-who will judge if tree damage or destruction is avoidable or not? I think that needs to be an independent expert, not the city if it's a city project so people have more confidence in the judgement.

-I'd like to see the policy include a lot more details about the rules that will be used to make determinations and how the public is going to be involved in developing those rules and raising concerns if they think the rules aren't being followed.

Thank you for listening and taking this into consideration. And thank you for your service to St. Paul!

Elizabeth Karre
801 Hague Ave., Saint Paul, MN 55104

From: Virginia Housum <ginny.housum@gmail.com>
Sent: Wednesday, January 22, 2025 01:06 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: trees on Summit Avenue

Think Before You Click: This email originated **outside** our organization.

I have just heard that city council is taking up a proposal this afternoon for the retention of trees on Summit Avenue. While this is a good first step, the proposal clearly needs more "teeth" for the protection of trees. I want to insure that the proposed ordinance includes the following terms:

1. We have already seen that the Department of Public Works, as opposed to the Department of Forestry, is not sufficiently knowledgeable to determine the feasibility of tree retention. Three changes in the proposed ordinance are therefore necessary: first, the ordinance should specifically mention that it is subject to the Minnesota Environmental Right Act (Minn.Stat. section 116B); second, it should not be up to DPW to determine feasibility of tree retention; an independent expert or at the very least, the forestry department should make the determination; third, and most important, the retention of as many trees as possible should be the primary consideration in determining feasibility of retention--not cost, not inconvenience, and not the goal of adding infrastructure in the customary way. We have all seen what happens when DPW is involved: witness the destruction of every single tree along Grand Avenue east of Fairview, some of which could have been valuable amenities. Each tree should be assessed separately based on its siting on the street. It is the trees which make Saint Paul a livable city. Let's make sure we keep as many as can continue to live in an urban setting.

2. DPW should not be the agency to define "feasibiity" of tree retention, for the same reasons stated above. They are people well versed in pipes and cables, not living trees. We need the forestry department to define feasibility, and have an ombudsman--an independent expert voice--be an essential element of the process. Further, no standards of feasibility should be adopted without the opportunity for significant public input based on reasonable advance notice.

Without these or similar modifications, the ordinance will fail in its goal of protecting trees--which should be a lodestar of city policy. Let's keep Saint Paul as

the livable city it historically has been, with extensive tree cover. After the plague of Dutch elm disease and now emerald ash borer, it is obvious that our well being as humans is highly dependent on keeping a viable urban forest.

Thank you for supporting the ordinance with the changes requested. I am available to discuss these points with you or your staff by email, telephone or in person.

Virginia Anne Housum
ginny.housum@gmail.com
612-384-6452

From: Bethany Gladhill
To: *CI-StPaul_Contact-Council; CouncilHearing (CI-StPaul)
Subject: proposed tree ordinance
Date: Wednesday, January 22, 2025 1:47:09 PM

You don't often get email from bethany@gladhill.org. Learn why this is important

Councilmembers:

I'm so glad you all are beginning consideration of a tree ordinance, as proposed by Councilmember Noecker.

I was reminded today, while driving down a street in Highland that had undergone street construction in the last couple of years, how important this kind of regulation is. I've attached one of the photos I took at that time showing how many trees were lost. They were replaced with the saplings you see in the photo, but the difference between these young trees and established trees is substantial.

To that end, I have some concerns about the proposed regulation and how well it correlates with state law, particularly MERA (which stipulates that natural resources can only be eliminated if there is "no feasible or prudent alternative," meaning the other two replanting options would be far less necessary of possible at all), and MN Statute 561.04 which stipulates treble damages for tree destruction in public or private places. I've looked over the materials about the proposed ordinance I can find online and don't see any reference to how these all work together.

I would also like to see this in tandem with a larger tree planting plan for the city. I know, for instance, the east side has a smaller canopy than other parts of the city and I would like to see how this would be addressed.

The proposed ordinance is a good start, but I respectfully request that you delay voting on it until some of these issues are addressed and broadcast, so that it can be the robust and enforceable ordinance that will serve the city!

Thank you.

Bethany Gladhill
she/her/hers
Arts and Non-Profit Management Consultant
bethany@gladhill.org
612.414.3790 mobile

web - http://www.gladhill.org
blog - http://prologuist.blogspot.com

From:	Tom Darling
To:	#CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; *CI-StPaul_CityClerk; #CI-StPaul_Ward1; #CI-StPaul_Ward7
Cc:	Katherine Cairns; harrywalsh375@gmail.com; fluikart@comcast.net; Tom Darling; ROBERT MUSCHEWSKE; James Goman; Lori Brostrom
Subject:	Public Comment on Ord 25-4
Date:	Wednesday, January 22, 2025 12:17:34 PM
Attachments:	Tree Preservation Ordinance proposed by T Darling 1-22-25 for St Paul City Council.docx

Comments of Thomas Darling and the Summit Avenue Residential Preservation Association (SARPA) regarding Tree Preservation Ordinance (Ord 25-4)

I am a resident of St Paul residing on Summit Avenue. I am also the president of the Summit Avenue Residential Preservation Association (SARPA). Tree preservation is an extremely important issue for SARPA. The city of St Paul and the City Council members know this from SARPA's active participation in efforts in opposition to the proposed Summit Avenue off-road-above-the-curb bike trail. That proposed trail will condemn hundreds of beautiful mature trees to destruction which is one of the many reasons SARPA has opposed it. SARPA's deep concern for maintaining the tree lined nature of Summit Avenue has been expressed to the city and the City Council many times both in oral and written testimony and in-person conversations. Despite its well-known interest in tree preservation SARPA was not asked to review the proposed ordinance before it was introduced at the City Council meeting last week. Indeed, SARPA was not even given notice that such a proposed ordinance had been drafted. I learned of the proposed ordinance (Ord. 25-4) which is denominated as a tree preservation ordinance only two days ago. Based on my recent conversations with others interested in tree preservation I believe that SARPA is not the only one that has been kept in the dark on this important matter. This complete failure of the city and City Council to publicize the proposed ordinance and to solicit public input has prevented SARPA and many others from providing vital input. I use the word "vital" advisedly because the ordinance as drafted will not work to actually protect trees. All it will do is allow the city and City Council to proclaim that trees are important to them and that they love trees. This self-congratulation will not save trees. To actually save trees a much stronger ordinance is required.

An effective ordinance—one that actually will protect trees from destruction—must have teeth. The reason is obvious. All city projects that have the potential to harm trees will by definition have important sponsors within the city administration or on the City Council who are convinced that this project needs to be done for "important" reasons. There will be powerful special interests that demand that the project needs to be done for "important" reasons. In the face of such pressure saving trees will not be "feasible". There will be no one to speak for the trees and their preservation will come second as always. Cutting down mature trees and planting saplings somewhere is not tree preservation yet that is precisely what will continue to happen even if this proposed ordinance is adopted. It is simply not up to the job of preserving trees. It does not have teeth.

To assist the city and the City Council I am attaching a proposed Tree Preservation Ordinance that has teeth and should be up to the job of actually protecting trees. The attachment is in Word format. However, I am also pasting in below the text of the document in case the attachment is difficult to open.

In sum, SARPA has two requests. First, SARPA requests that the City Council hold over consideration of proposed ordinance 25-4 for at least three months until April 2025 and actively solicit public input and carefully consider such input. There is no need to rush to pass proposed ordinance 25-4. It will be far better to pass an improved version of a tree preservation ordinance that actually protects trees in April than to pass a weak and ineffectual version now.

Second, SARPA requests that the City Council carefully review and consider the attached proposed ordinance. If the City Council believes that it must act now even though there has been no meaningful public notice and opportunity to comment then it should enact the attached proposed ordinance instead of the proposed ordinance 25-4.

Submitted January 22, 2025 by Thomas Darling individually and as president of the Summit Avenue Residential Preservation Association (SARPA)

City of Saint Paul, Minnesota – Tree Preservation Ordinance

I. Purpose and Intent.

The Saint Paul City Council finds it is in the best interest of the City of Saint Paul to protect, preserve, and enhance the natural environment of the City in all City infrastructure projects. In the interest of achieving these objectives, the City has established the comprehensive tree preservation regulations herein to promote the following:

A. Protection and preservation of the environment and natural beauty of the City;

B. Assurance of orderly development to minimize tree and habitat loss;

C. Evaluation of the impacts to trees and wooded areas resulting from development and/or construction activities in areas adjacent to trees and wooded areas;

D. Establishment of minimal standards for tree preservation and the mitigation of environmental impacts resulting from tree removal and adjacent construction activities;

E. Enforcement of tree preservation standards to promote and protect the public health, safety and welfare of the community.

II. Definitions.

For purposes of this section, the following definitions shall apply:

a. **"City"** means the City of Saint Paul Minnesota.
b. **"City Forester"** means that person appointed as City Forester.
c. **Coniferous Tree"** means a woody plant bearing seeds and cones oftentimes, but not always, retaining foliage throughout the year.
d. **"Construction Area"** means any area in which movement of earth, alteration in topography, soil compaction, disruption of vegetation, change in soil chemistry, or any other change in the natural character of the land or the improvements such as roads, curbs, trails, sidewalks, carriageways and driveways thereon occurs as a result of site preparation, grading, building construction or any other construction or preconstruction activity.
e. **"Critical Root Zone**" means the area around a tree measured from the trunk of the tree with a radius that is equal to 1.5 feet for each one inch of DBH of the tree. For example, if a tree's DBH is ten inches, then its critical root zone radius is 15 feet (10 x 1.5 = 15).
f. **"Dead, Diseased, Dying and Hazard Trees**" means any tree with those characteristics as determined prior to removal by the City Forester.
g. **"Deciduous Tree"** means a woody plant which has a defined crown, and which loses leaves annually.
h. **"Diameter of Tree at Breast Height" or "DBH"** means the diameter of a tree as measured 4½ feet (54 inches) above the ground. Trees that branch near or below 4½ feet from the ground will be measured at the widest point below 4½ feet. Trunks that originate from the ground shall be considered separate trees.
i. **"Hardwood Deciduous Tree"** means a Deciduous Tree recognized as hardwoods by the City Forester, including ironwood, catalpa, oak, maple (hard), walnut, ash, hickory, birch, black cherry, hackberry, locust and basswood.
j. **"Healthy Tree"** means a tree that is in the 30th percentile or better condition and vitality for the area.
k. **"Heritage Tree"** means a Healthy Softwood Deciduous Tree that is 30 inches or greater in DBH, a Healthy Hardwood Deciduous Tree that is 25 inches or greater in DBH, or a Healthy Coniferous Tree that is 25 inches or greater in DBH.
l. **"Landscape Architect"** means a person licensed by the State of Minnesota as a landscape architect.
m. **"Nursery Stock Dealer" or "Nursery Stock Grower"** means a person licensed by the State of Minnesota as a nursery stock dealer or a nursery stock grower.
n. **"Public Infrastructure"** means the construction or maintenance of:
    a. Streets as defined by the City.
    b. Trails.
    c. Stormwater infrastructure.
    d. Installation or maintenance of utility infrastructure as described in City documents; or Any essential service or public improvement.
o. "Removal" **or "Tree Removal"** means:
    a. Manual, mechanical, chemical, or abiotic or biotic (fire, water, insects or inoculation) actions or methods which result in the death or physical removal of a tree;
    b. Grading impact, compaction, or other damage of a tree's Critical Root Zone;
    c. Excessive pruning or other activities that severely impact the long-term survivability of the tree; or
    d. Any other impact to a tree that compromises the long-term health or structural stability of a tree.
p. **"Significant Tree"** means a Healthy Deciduous Hardwood Tree that is six inches or greater in DBH, a Healthy Softwood Deciduous Tree that is 12 inches or greater in DBH, or a Healthy Coniferous Tree that is 12 feet or greater in height or 12 inches or greater in

DBH.

q. **"Site Plan**" means the site plan established and described in this section.
r. "Softwood Deciduous Tree" means a Deciduous Tree recognized as softwoods by the City Forester, including cottonwood, poplar/aspen, box elder, willow, silver maple and elm.
s. **"Tree Preservation Plan"** means the tree preservation plan established and described in this ordinance.
t. **"Tree Preservation Zone"** means the tree preservation zone established and described in the following section.

III. Establishment of Tree Preservation Zone.

A Tree Preservation Zone is hereby established in order to aid in the stabilization of soil by the prevention of erosion and sedimentation; reduce stormwater runoff and the costs associated therewith and replenish ground water supplies; aid in the removal of carbon dioxide and generation of oxygen in the atmosphere; provide a buffer and screen against noise pollution; provide shade and the significant environmental benefit of counteracting the so-called "heat-island" effect; provide protection against severe weather; aid in the control of drainage and restoration of denuded soil subsequent to construction or grading; protect and increase property values; conserve and enhance the City's physical and aesthetic environment; provide a haven for birds, animals and flora to thrive; and generally protect and enhance the quality of life and the general welfare of the City.

The Tree Preservation Zone shall be applied to and superimposed upon all City public property.

IV. Process.

B. **Public Infrastructure.** The following process for preserving trees shall be required for all Public Infrastructure projects which shall be part of the Tree Preservation Zone:

1. The City must prepare a Tree Preservation Plan that is incorporated into all master plans, engineering plans and specifications, requests for bids or proposals, and contracts for Public Infrastructure projects. Such Tree Preservation Plan must meet all of the requirements in the Tree Preservation Plan section of this ordinance

2. The City must implement the Tree Preservation Plan prior to and during site development.

3. The City must require all contractors, subcontractors, material suppliers and any other third parties retained to work on or provide services or material in relation to any Public Infrastructure project to provide guarantees for compliance with the Tree Preservation Plan in accordance with the Guarantee section of this ordinance.

4. The City must comply with the tree replacement procedure and requirements set forth in this ordinance.

The Tree Preservation Plan required hereby must be certified as complying fully with the provisions of this ordinance by the City Forester and also by an independent, International Society of Arboriculture Certified Arborist.

V. Tree Preservation Plan.

A Tree Preservation Plan must include the best overall tree design for the Public Infrastructure project involved. It shall ensure to the maximum extent possible the preservation, renewal and health of Significant and Heritage Trees. It shall ensure that to the maximum extent possible that damage to the trees on the property and the natural environment are mitigated. The City staff responsible for the Public Infrastructure project shall meet with the City Forester to determine the placement of buildings, parking, driveways, streets, trails, storage and other physical features which will result in the fewest Significant and Heritage Trees being Removed (as defined herein), destroyed or damaged. Any Tree Preservation Plan must be implemented prior to and during site plan development and preparation. The Tree Preservation Plan must include the following items:

A. The identity of the City agency or agencies responsible for the Public Infrastructure project.

B. Delineation of the buildings, structures, impervious surfaces, utilities, and other site improvements situated in the Construction Area of the Public Infrastructure project or contemplated to be constructed in the Construction Area of the Public Infrastructure project.

C. Delineation of all areas to be excavated, graded and otherwise subject to land disturbance, including the contouring of all areas to be graded or otherwise disturbed in the Construction Area of the Public Infrastructure project.

D. Size, species, location, condition and Critical Root Zone of all Significant and Heritage Trees located on the property affected by the Public Infrastructure project as well as on adjacent properties where the Critical Root Zones of the trees are within the proposed Construction Area of the Public Infrastructure project. The size of Deciduous Trees must be recorded in DBH and the size of Coniferous Trees must be recorded both in DBH and approximate height.

E. Identification of all Dead, Diseased, Dying and Hazard Trees.

G. Identification of all Significant and Heritage Trees proposed to be Removed as defined herein, or destroyed or damaged within the Construction Area of the Public Infrastructure project.

I. Measures to ensure that Heritage and Significant Trees are protected to the maximum extent possible including those measures outlined in the Tree Protection Section of this ordinance.

J. Size, species, and location of all replacement trees to be planted on the affected property in accordance with the tree replacement requirements.

K. Calculations of the total amount of tree inches proposed to be removed, the allowed removal percentage, and the tree replacement inches required and proposed.

L. Signature of the person preparing the plan and a statement which includes acknowledgment of the fact the trees to be used as replacements are appropriate species with respect to survival of the replacement trees.

VI. Tree Protection.

The following tree protection measures are required for any Public Infrastructure project:

A. **Mandatory Protection.** Measures to protect Significant and Heritage Trees must include:

- Installation of snow fencing, silt fence, or polyethylene laminate safety netting placed at the Critical Root Zone and any other areas identified by the City Forester for the protection of Significant and Heritage Trees to be preserved on or adjacent to the Construction Area of the Public Infrastructure project.
- Trees proposed to be removed must be clearly tagged or otherwise marked on the site, in a non-permanent manner, as specified by the City Forester. Trees must be tagged or marked at least four weeks before they are removed.
- Identification of any oak trees requiring pruning between April 1 and July 15; any oak trees so pruned are required to have any cut areas sealed with an appropriate, non-petroleum-based tree wound sealant, such as shellac.
- Installation of retaining walls or tree wells to preserve trees by eliminating the filling or cutting of soil within Critical Root Zones of Significant and Heritage Trees on or adjacent to the Construction Area of the Public Infrastructure project.
- Placement of utilities in common trenches outside of the Critical Root Zone of Significant and Heritage Trees, or use of tunneled installation.
- Prevention of change in soil chemistry due to concrete washout and leakage or spillage of toxic materials, such as fuels or paints.
- Use of tree root aeration, fertilization, and irrigation systems when appropriate.
- Transplanting of Significant Trees into a protected area for later moving into permanent location within the Construction Area of the Public Infrastructure project.
- Safety pruning for people working within the construction limits and for the trees involved.

B. **Use of independent, International Society of Arboriculture Certified Arborist**

Upon the written request of fifteen residents of the City to the City Arborist all tree protection measures proposed for a Public Infrastructure project shall also be reviewed by an independent, International Society of Arboriculture Certified Arborist satisfactory to such requesting residents. If such independent, International Society of Arboriculture Certified Arborist recommends additional tree protection measures those measures shall be utilized in the Public Infrastructure project.

VII. Tree Replacement.

A. **Tree Replacement Formula.** Replacement of Removed (as defined herein) or disturbed or damaged trees in connection with a Public Infrastructure project shall be according to the following ratios.

1. All Significant Trees shall be replaced at the ratio of one caliper inch per one inch of DBH removed.

2. All Heritage Trees must be replaced at the ratio of two caliper inches per one inch of DBH removed.

B. **Size, Types and Diversification of Replacement Trees.** Unless an approved Tree Preservation Plan sets forth a different requirement, all replacement trees must be of a similar species to those that are removed. A Tree Replacement plan must include a diversity of tree species that are suitable for the property given soil conditions, hydrology, topography, and tree pathogens. Replacement trees must be no less than the following sizes.

1. Deciduous Trees shall be no less than 2½ caliper inches; and

2. Coniferous Trees shall be no less than six feet in height.

C. **Recommended Tree Replacement Species.** In order to encourage a diverse tree canopy in the City, the following list of tree species are recommended for planting as part of a tree replacement plan:

Arborvitae.
Black cherry.
Butternut.
Cedar.
Elm (disease resistant).
Fir.
Hackberry.
Hickory.
Hemlock.
Kentucky Coffee.
Linden/Basswood.
Maple (except Silver Maples).
Oak.
Pine.
Spruce (except Colorado Blue).
Tamarack.
Walnut.

D. **Prohibited Tree Replacement Species.** The tree replacement plan may not include any tree species included in the Minnesota Department of Natural Resources Terrestrial Invasive Plants List.

E **Tree Replacement Location.** Replacement trees must be located only on the property affected by the Public Infrastructure project.

F. **Other Replacement Tree Requirements.** Choice of replacement trees species and location of the trees should also consider the following information:

1. Soil Composition. Comparisons should be made between soil conditions and the ecology of the proposed species to make sure they are compatible. This is particularly important for the existing and proposed soil composition for the root balls of spaded and B&B trees.

2. Spatial Requirements. The potential height and crown spread of the proposed replacement trees should be known. Generally, half of the adult tree crown diameter is the amount of distance a tree should be planted

from any aboveground objects.

3. Pathogen Problems. Appropriate replacement choices shall also consider insect and disease problems that may be common with particular species in the part of the state in which the City of Saint Paul is located.

VIII. Guarantees of compliance with Tree Preservation Plans and Tree Protection measures.

A. **Contractual Provisions.** The City shall include a mandatory provision in all contracts with any contractors, subcontractors, material suppliers and any other third parties retained to work on or provide services or material in relation to any Public Infrastructure project requiring them to strictly abide by the provisions of the Tree Preservation Plans and Tree Protection measures applicable to the Public Infrastructure project. If the City is not in a direct contractual relationship with any subcontractors, material suppliers and any other third parties retained to work on or provide services or material in relation to any Public Infrastructure project then is shall require all contractors with which it has a direct contractual relationship to include a mandatory provision in all contracts with all of its subcontractors, material suppliers and any other third parties retained to work on or provide services or material in relation to any Public Infrastructure project requiring them to strictly abide by the provisions of the Tree Preservation Plans and Tree Protection measures applicable to the Public Infrastructure project.

B. The city shall also include a mandatory provision in all contracts with any contractors, subcontractors, material suppliers and any other third parties retained to work on or provide services or material in relation to any Public Infrastructure project imposing substantial financial penalties it they or any subcontractors, material suppliers and any other third parties retained to work on or provide services or material in relation to the Public Infrastructure project do not strictly abide by the provisions of the Tree Preservation Plans and Tree Protection measures applicable to the Public Infrastructure project.

C. For each Public Infrastructure project the City shall retain an independent, International Society of Arboriculture Certified Arborist to inspect the construction activities for the Public Infrastructure project. Inspections shall be made daily. The independent, International Society of Arboriculture Certified Arborist shall report on any aspects of the construction that are or may be in violation of the Tree Preservation Plans and Tree Protection measures applicable to the Public Infrastructure project. The independent, International Society of Arboriculture Certified Arborist shall have the power to require that anyone working on the Public Infrastructure project cease and desist any activities that are or may be in violation of the Tree Preservation Plans and Tree Protection measures applicable to the Public Infrastructure project.

IX. Post Public Infrastructure project audit and report.

A. Beginning one (1) year after completion of any Public Infrastructure project and each year for the following four (4) years thereafter the City Forester shall inspect trees in the Construction Area of all Public Infrastructure projects to ensure the health of the trees thereon and prepare and publish a report

specifying for each Public Infrastructure project for each tree, including but not limited to Significant Trees and Heritage Trees, whether each tree is determined to be dead, dying, or in general poor health. The City Forester shall include its opinion as to whether the state of each tree is due to the construction activities associated with the Public Infrastructure project.

--
Tom Darling
tsdarling@earthlink.net

From: Chris Schirber <cschirber123@gmail.com>
Sent: Wednesday, January 22, 2025 08:09 AM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: tree preservation policy

Some people who received this message don't often get email from cschirber123@gmail.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Dear Ms Jalali,
Please include these important suggestions in your drafting of a tree protection policy for St. Paul's trees:

1. **By creating the presumption that trees, even significant numbers of them, may be sacrificed for a City project if it is not feasible to preserve them, the Ordinance irreconcilably conflicts with Minnesota's Environmental Rights Act (MERA)**

· MERA *prohibits* the impairment or destruction of natural resources of the state unless there is "**no feasible and prudent alternative**." Mn. Stat. 116B.04.

The Ordinance needs to add specific qualifying language along the lines of "subject to the requirements of Minn. Stat. 116B" to make clear that City projects cannot destroy natural resources unless there is no feasible alternative to the project.

· Further, to avoid concerns over self-interest, the Ordinance should provide for *an independent expert to determine feasibility* of avoiding sacrificing trees if the City's assertion of infeasibility is challenged in good faith (e.g. if 100 residents of the City affected by the proposed project sign a petition that challenges the City's claim that preservation of trees is not feasible).

2. **The tree preservation plan needs to define "the Rules" by which it determines it is feasible – OR NOT – to save the trees.**

· The current draft of the ordinance states the city should preserve all existing trees in unless it is "not feasible as determined by the Rules" which will be written by the Department of Public Works. By failing to create any standard for feasibility, and allowing the City to in essence police itself, the Ordinance has the very real potential for self-dealing with no meaningful public input.
· The Ordinance needs to provide an opportunity for public participation and comment when the Rules are developed, and a mechanism for challenge if they are applied improperly (see second point above).

3. **Monitoring and enforcement of Tree Impact Plans needed during construction.**

· Without daily monitoring and enforcement for tree impact, city construction projects and the hired contract workers feel no compulsion to follow a stated plan to protect trees and the critical root zones.

· The Ordinance should include a requirement that all City employees are subject to the Ordinance, and contracts for projects include a requirement that the contractor comply with the Ordiance.

· Without those safeguards, the city of Saint Paul will always be reacting to tree loss rather than preventing tree loss.

4. Impact **measurement should extend post-construction:**

· Trees may take up to 10 years or more to die of a combination of construction-related injuries and construction-related changes that endanger the life of the tree long term.

· The Ordinance should require that city monitor the death rate of all city trees potentially affected by City Projects, and contracts should include fines correlated to tree size, age and species where the death rate of trees directly adjacent to their projects exceeds expected standards.

5. **Wanton or negligent destruction of City trees, unrelated to construction.**

· Anyone who willfully or negligently causes the death of a city tree shall be subject to a fine commensurate with the age and species of the tree.

Thank you in advance for your consideration.

Chris Schirber

Ord 25-4 public comment

From: Bridget Allan Ales <bridgetales2@gmail.com>
Sent: Wednesday, January 22, 2025 1:49 PM
To: ward4@ci.st.paul.mn.us; Jenna Sadjadi <Jenna.Sadjadi@ci.stpaul.mn.us>
Subject: Tree Ordinance, please hold over for language review

CM Nocker,

Appreciate the Tree Protection Ordinance.

Asking to hole this over for a MORE ROBUST definition of FEASIBILITY.

A hierarchy of feasibility to various disciplines is not well understood.

Thank you.

Bridget Allan Ales
715 Linwwod Avenue
St. Paul, MN 55105
651-338-4007

From: Colleen Halpine <colleenhalpine@gmail.com>
Sent: Wednesday, January 22, 2025 10:30 AM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Subject: Tree Preservation Policy needs more public input and provisions for third party oversight

Some people who received this message don't often get email from colleenhalpine@gmail.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Dear Anika,

I am writing today to ask you to advocate for more time to debate needed modifications to this important ordinance on preserving trees. The Ordinance needs to provide an opportunity for public participation and comment when the Rules are developed, and a mechanism for challenge if they are applied improperly.

I am particularly concerned about the provision that gives Public Works the authorization to determine if a tree can be saved or not. An outside third party with public input should determine if a tree can be saved or not.

Already the City is short staffed so that recently planted trees are not properly watered. The City should undertake means to educate the public through social media and other available efficient means to remind people to water trees or else the city's tree planting work is for nothing.

Thanks for your support of a lower budget. It is important especially for new homeowners and retirees.

Colleen Halpine
110 Virginia St.
Ward 1

From: Shannon O'Toole <sotoole.esq@gmail.com>
Sent: Wednesday, January 22, 2025 10:37 AM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Fwd: Tree Policy

Happy New Year Councilmembers. Strangely, no one in the media reported on the tree policy first aired last week, and I first heard about it today from SOS. I agree with SOS that Councilperson Noecker is to be lauded for a first step; I also agree that it is too little and not in conformance with state law. Because I still have to work, I don't have time to restate SOS's points in my own prose, so I am cutting and pasting from their position paper. I value our trees and observe that large, healthy trees define a neighborhood and undeniably increase the health of the neighbors. I hope you will consider SOS's points as you tackle this issue. Thank you.

These are the points from the SOS position paper:

1. **By creating the presumption that trees, even significant numbers of them, may be sacrificed for a City project if it is not feasible to preserve them, the Ordinance irreconcilably conflicts with Minnesota's Environmental Rights Act (MERA)**

· MERA *prohibits* the impairment or destruction of natural resources of the state unless there is "**no feasible and prudent alternative**." Mn. Stat. 116B.04.

The Ordinance needs to add specific qualifying language along the lines of "subject to the requirements of Minn. Stat. 116B" to make clear that City projects cannot destroy natural resources unless there is no feasible alternative to the project.

· Further, to avoid concerns over self-interest, the Ordinance should provide for *an independent expert to determine feasibility* of avoiding sacrificing trees if the City's assertion of infeasibility is challenged in good faith (e.g. if 100 residents of the City affected by the proposed project sign a petition that challenges the City's claim that preservation of trees is not feasible).

2. **The tree preservation plan needs to define "the Rules" by which it determines it is feasible – OR NOT – to save the trees.**

· The current draft of the ordinance states the city should preserve all existing trees in unless it is "not feasible as determined by the Rules" which will be written by the Department of Public Works. By failing to create any standard for feasibility, and allowing the City to in essence police itself, the Ordinance has the very real potential for self-dealing with no meaningful public input.

· The Ordinance needs to provide an opportunity for public participation and comment when the Rules are developed, and a mechanism for challenge if they are applied improperly (see second point above).

3. **Monitoring and enforcement of Tree Impact Plans needed during construction.**

· Without daily monitoring and enforcement for tree impact, city construction projects and the hired contract workers feel no compulsion to follow a stated plan to protect trees and the critical root zones.

· The Ordinance should include a requirement that all City employees are subject to the Ordinance, and contracts for projects include a requirement that the contractor comply with the Ordiance.
· Without those safeguards, the city of Saint Paul will always be reacting to tree loss rather than preventing tree loss.

4. Impact **measurement should extend post-construction:**
· Trees may take up to 10 years or more to die of a combination of construction-related injuries and construction-related changes that endanger the life of the tree long term.

· The Ordinance should require that city monitor the death rate of all city trees potentially affected by City Projects, and contracts should include fines correlated to tree size, age and species where the death rate of trees directly adjacent to their projects exceeds expected standards.

5. **Wanton or negligent destruction of City trees, unrelated to construction.**
· Anyone who willfully or negligently causes the death of a city tree shall be subject to a fine commensurate with the age and species of the tree.

--
Shannon O'Toole
223 Avon Street South
Saint Paul, MN 55105-3319
612-750-3393
sotoole.esq@gmail.com

Ord 25-4 public comment

From: Marilyn Bach <marilynbach123@gmail.com>
Sent: Tuesday, January 21, 2025 9:55 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; Polly Heintz <polly.heintz@ci.stpaul.mn.us>; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: Ordinance 25-4--request to delay vote on proposed Ordinance 25-4.

I am writing to urge the Saint Paul City Council to DELAY a vote on proposed Ordinance 25-4.

First, I want to commend council member R. Noecker for bringing this draft ordinance forward. Saint Paul **needs** a comprehensive and enforceable tree preservation mechanism.--to protect existing and foster its future tree canopy.

However Ordinance 25-4, as presently written, is neither comprehensive nor enforceable. Other cities, both locally and nationwide, have effective tree preservation ordinances to guide the development of a comprehensive and enforceable ordinance for Saint Paul.

Elements of those ordinances should be incorporated into Saint Paul's ordinance.

As noted by by others:

The Substance of the Ordinance Creates Serious Practical and Legal Problems:

1.

There is no requirement to support its decision with any credible professional or expert opinion, and **no mechanism to challenge** any decision by the City other than through the courts under standards that are very deferential to any decision by the City (arbitrary/capricious or an error of law).

2. Finally, by **reversing the presumption** in Minnesota's Environmental Rights Act (MERA) that an action resulting in the destruction of natural resources can only be allowed if there is **no feasible or prudent alternative**, at best the proposed Ordinance creates unnecessary confusion, and at worst could be interpreted as attempting to repeal MERA.

Thank you for addressing my concerns.
Marilyn Bach, Ph.D.
9 Saint Albans Street S.
Saint Paul,MN 55105

ORD 25-4 Maggie Dayton public comment

From: Maggie Dayton <maggiedayton@mac.com>
Sent: Wednesday, January 22, 2025 8:54 AM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: Tree preservation policy

Dear Councilperson Noecker-

While I applaud your efforts toward tree canopy preservation, an important element of the high quality of life we all value in St. Paul, the ordinance under consideration would be unenforceable. It's lack of clear language leaves opportunities for conflict with state MERA laws, and it's failure the define "the Rules" within the policy framework would fail to provide an opportunity for public participation and comment when the Rules are developed, and a define mechanism for challenge if they are applied improperly.

Further, this ordinance lacks the far-sightedness required to consider tree damage from construction. Nature works on its own timelines, and it can take years for trees to die from damage. Monitored construction projects are essential, but 'the Rules' should require enforcement occurs not just persistent attention during a construct project, but over time.

Sadly, the ordinance under consideration at today's hearing is insufficient in detail. Please vote no to preserve and protect this precious resource.

Respectfully-
Maggie Dayton
340 Summit Avenue
Saint Paul
MHD Couture, LLC
651-605-1848

From: Jenna Sadjadi
To: "colleenhalpine@gmail.com"
Cc: *CI-StPaul_Contact-Council
Subject: RE: Tree ordinance needs more public input time and third party oversight
Date: Friday, January 24, 2025 5:07:13 PM
Attachments: image001.png

Dear Colleen -- Thank you for contacting the Ward 2 office to share your concerns regarding Ordinance 25-4 (amendments to Tree Preservation for City Sponsored Projects). I will share your message with Councilmember Noecker so that she can take your perspective into account as she makes her decision on this issue. Your statement will also be added to the public comments section for this item.

Thank you again for sharing your perspective.

Best regards,

Jenna Sadjadi (she/they)
Interim Executive Assistant to Councilmember Noecker
Saint Paul City Council - Ward 2
15 W Kellogg Blvd, Ste 310
Saint Paul, MN 55102
651-266-8620, www.StPaul.gov/ward2

SAINT PAUL
MINNESOTA

From: Colleen Halpine <colleenhalpine@gmail.com>
Sent: Wednesday, January 22, 2025 10:46 AM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: Tree ordinance needs more public input time and third party oversight

You don't often get email from colleenhalpine@gmail.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Dear Rebecca,

I am writing today to ask you to advocate for more time to debate needed modifications to this important ordinance on preserving trees. The Ordinance needs to provide an opportunity for public participation and comment when the Rules are developed, and a mechanism for challenge if they are

applied improperly.

I am particularly concerned about the provision that gives Public Works the authorization to determine if a tree can be saved or not. An outside third party with public input should determine if a tree can be saved or not.

Already the City is short staffed so that recently planted trees are not properly watered. The City should undertake means to educate the public through social media and other available efficient means to remind people to water trees or else the city's tree planting work is for nothing.
Thanks for your support of a lower budget. It is important especially for new homeowners and retirees.

Colleen Halpine
110 Virginia St

From: Jenna Sadjadi
To: "Shannon O"Toole"
Cc: *CI-StPaul_Contact-Council
Subject: RE: Tree Policy
Date: Friday, January 24, 2025 5:05:19 PM
Attachments: image001.png

Dear Shannon -- Thank you for contacting the Ward 2 office to share your concerns regarding Ordinance 25-4 (amendments to Tree Preservation for City Sponsored Projects). I will share your message with Councilmember Noecker so that she can take your perspective into account as she makes her decision on this issue. Your statement will also be added to the public comments section for this item.

Thank you again for sharing your perspective.

Best regards,

Jenna Sadjadi (she/they)
Interim Executive Assistant to Councilmember Noecker
Saint Paul City Council - Ward 2
15 W Kellogg Blvd, Ste 310
Saint Paul, MN 55102
651-266-8620, www.StPaul.gov/ward2

SAINT PAUL
MINNESOTA

From: Shannon O'Toole <sotoole.esq@gmail.com>
Sent: Wednesday, January 22, 2025 10:30 AM
To: Rebecca Noecker <Rebecca.Noecker@ci.stpaul.mn.us>
Subject: Tree Policy

Think Before You Click: This email originated **outside** our organization.

Happy New Year Rebecca. Strangely, no one reported on your tree policy, and I first heard about it today from SOS. I agree with SOS that you are to be lauded for a first step; I also agree that it is too little and not in conformance with state law. Because I still have to work, I don't have time to restate SOS's points in my own prose, so I am cutting and pasting their position paper. I value our trees and observe that large, healthy trees define a neighborhood and undeniably increase the health of the neighbors. I hope you will consider SOS's points. Thank you.

These are the points from the SOS position paper:

1. **By creating the presumption that trees, even significant numbers of them, may be sacrificed for a City project if it is not feasible to preserve them, the Ordinance**

irreconcilably conflicts with Minnesota's Environmental Rights Act (MERA)
· MERA *prohibits* the impairment or destruction of natural resources of the state unless there is "**no feasible and prudent alternative**." Mn. Stat. 116B.04.

The Ordinance needs to add specific qualifying language along the lines of "subject to the requirements of Minn. Stat. 116B" to make clear that City projects cannot destroy natural resources unless there is no feasible alternative to the project.

· Further, to avoid concerns over self-interest, the Ordinance should provide for *an independent expert to determine feasibility* of avoiding sacrificing trees if the City's assertion of infeasibility is challenged in good faith (e.g. if 100 residents of the City affected by the proposed project sign a petition that challenges the City's claim that preservation of trees is not feasible).

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· The Ordinance needs to provide an opportunity for public participation and comment when the Rules are developed, and a mechanism for challenge if they are applied improperly (see second point above).

3. **Monitoring and enforcement of Tree Impact Plans needed during construction.**
· Without daily monitoring and enforcement for tree impact, city construction projects and the hired contract workers feel no compulsion to follow a stated plan to protect trees and the critical root zones.
· The Ordinance should include a requirement that all City employees are subject to the Ordinance, and contracts for projects include a requirement that the contractor comply with the Ordiance.
· Without those safeguards, the city of Saint Paul will always be reacting to tree loss rather than preventing tree loss.

4. Impact **measurement should extend post-construction:**
· Trees may take up to 10 years or more to die of a combination of construction-related injuries and construction-related changes that endanger the life of the tree long term.

· The Ordinance should require that city monitor the death rate of all city trees potentially affected by City Projects, and contracts should include fines correlated to tree size, age and species where the death rate of trees directly adjacent to their projects exceeds expected standards.

5. **Wanton or negligent destruction of City trees, unrelated to construction.**
· Anyone who willfully or negligently causes the death of a city tree shall be subject to a fine commensurate with the age and species of the tree.

--
Shannon O'Toole

223 Avon Street South
Saint Paul, MN 55105-3319
612-750-3393
sotoole.esq@gmail.com

From: Jenna Sadjadi
To: "dmciresi@gmail.com"
Cc: *CI-StPaul_Contact-Council
Subject: RE: Tree Ordinance
Date: Friday, January 24, 2025 5:03:36 PM

Dear Dominic -- Thank you for contacting the Ward 2 office to share your concerns regarding Ordinance 25-4 (amendments to Tree Preservation for City Sponsored Projects). I will share your message with Councilmember Noecker so that she can take your perspective into account as she makes her decision on this issue. Your statement will also be added to the public comments section for this item.

Thank you again for sharing your perspective.

Best regards,

Jenna Sadjadi (she/they)
Interim Executive Assistant to Councilmember Noecker
Saint Paul City Council - Ward 2
15 W Kellogg Blvd, Ste 310
Saint Paul, MN 55102
651-266-8620, www.StPaul.gov/ward2

-----Original Message-----
From: Dominic Ciresi <dmciresi@gmail.com>
Sent: Wednesday, January 22, 2025 11:51 AM
To: Rebecca Noecker <Rebecca.Noecker@ci.stpaul.mn.us>; Rebecca Noecker <rebeccanoecker@gmail.com>
Subject: Tree Ordinance

Think Before You Click: This email originated outside our organization.

Rebecca,

I know you drafted the tree ordinance up for discussion today but I urge you to hold off on voting for passage this hastily. Upon brief review it seems to lack any real endorsement mechanism and just looks like window dressing. It seems to me that more discussion with some experts and officials from other cities would yield a better document.

Best,
Dominic

From: Jenna Sadjadi
To: "proongily@comcast.net"
Cc: *CI-StPaul_Contact-Council
Subject: RE: SOS responds to proposed Saint Paul Tree Preservation Policy
Date: Friday, January 24, 2025 5:02:02 PM
Attachments: image001.png

Dear Cynthia -- Thank you for contacting the Ward 2 office to share your concerns regarding Ordinance 25-4 (amendments to Tree Preservation for City Sponsored Projects). I will share your message with Councilmember Noecker so that she can take your perspective into account as she makes her decision on this issue. Your statement will also be added to the public comments section for this item.

Thank you again for sharing your perspective.

Best regards,

Jenna Sadjadi (she/they)
Interim Executive Assistant to Councilmember Noecker
Saint Paul City Council - Ward 2
15 W Kellogg Blvd, Ste 310
Saint Paul, MN 55102
651-266-8620, **www.StPaul.gov/ward2**

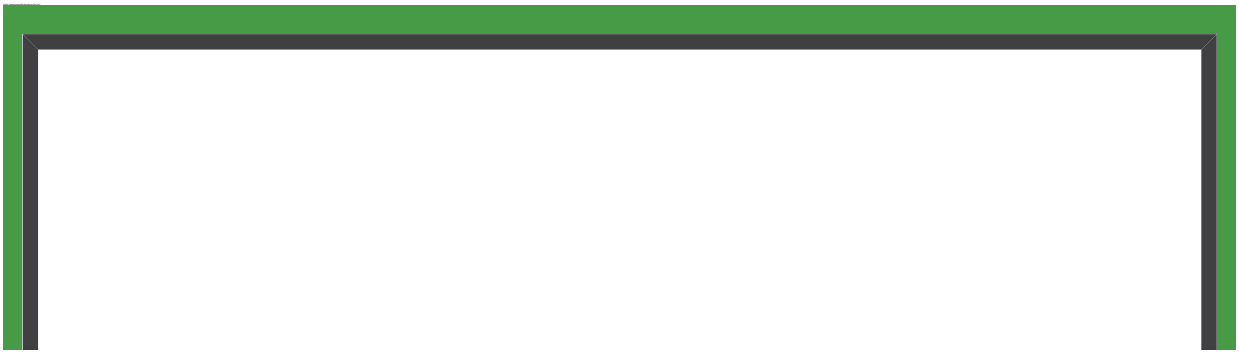
SAINT PAUL
MINNESOTA

From: Cynthia McKeen <proongily@comcast.net>
Sent: Wednesday, January 22, 2025 3:51 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: FW: SOS responds to proposed Saint Paul Tree Preservation Policy

You don't often get email from proongily@comcast.net. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Thank you for your work on this. We agree with Save Our Street's detailed points, below. Please make sure what sounds considered in your Tree Preservation Ordinance actually leads to the specific accomplishment of SOS' points. I am sorry to miss the meeting today I did not hear about it in time. Cynthia McKeen 62 Dale Street S Saint Paul, MN 55102



TT

FOR IMMEDIATE RELEASE

January 21, 2025

A tree preservation policy for Saint Paul

Good only if it's enforceable

Otherwise, it's coffee table material

(Saint Paul, MN) Saint Paul Councilmember Rebecca Noecker introduced a tree preservation policy at the January 15 city council meeting. During the city council meeting, 3:30 p.m., Wednesday, Jan. 22, city councilors will open their meeting to public comment on the policy.

Here's our response:

SOS applauds this first step toward producing a tree preservation policy with defined standards and enforcement. **Unfortunately, it creates a potential conflict with existing Minnesota law, and is missing both clear standards for preserving trees and enforcement measures.**

We want to provide meaningful protection of trees from destruction by City projects. Here is a link to read CM Rebecca Noecker's Tree Preservation Policy.

Please call and/or email your council member to state these points:

1. **By creating the presumption that trees, even significant numbers of them, may be sacrificed for a City project if it is not feasible to preserve them, the Ordinance irreconcilably conflicts with Minnesota's Environmental Rights Act (MERA)**

· MERA *prohibits* the impairment or destruction of natural resources of the state unless there is "**no feasible and prudent alternative**." Mn. Stat. 116B.04.

The Ordinance needs to add specific qualifying language along the lines of "subject to the requirements of Minn. Stat. 116B" to make clear that City projects cannot destroy natural resources unless there is no feasible alternative to the project.

· Further, to avoid concerns over self-interest, the Ordinance should provide for *an independent expert to determine feasibility* of avoiding sacrificing trees if the City's assertion of infeasibility is challenged in good faith (e.g. if 100 residents of the City affected by the proposed project sign a petition that challenges the City's claim that preservation of trees is not feasible).

2. **The tree preservation plan needs to define "the Rules" by which it determines it is feasible – OR NOT – to save the trees.**

· The current draft of the ordinance states the city should preserve all existing trees in unless it is "not feasible as determined by the Rules" which will be written by the Department of Public Works. By failing to create any standard for feasibility, and allowing the City to in essence police itself, the Ordinance has the very real potential for self-dealing with no meaningful public input.

· The Ordinance needs to provide an opportunity for public participation and comment when the Rules are developed, and a mechanism for challenge if they are applied improperly (see second point above).

3. **Monitoring and enforcement of Tree Impact Plans needed during construction.**

· Without daily monitoring and enforcement for tree impact, city construction projects and the hired contract workers feel no compulsion to follow a stated plan to protect trees and the critical root zones.

· The Ordinance should include a requirement that all City employees are subject to the Ordinance, and contracts for projects include a requirement that the contractor comply with the Ordiance.

· Without those safeguards, the city of Saint Paul will always be reacting to tree loss rather than preventing tree loss.

4. Impact **measurement should extend post-construction:**

· Trees may take up to 10 years or more to die of a combination of construction-related injuries and construction-related changes that endanger the life of the tree long term.

· The Ordinance should require that city monitor the death rate of all city trees potentially affected by City Projects, and contracts should include fines correlated to tree size, age and species where the death rate of trees directly adjacent to their projects exceeds expected standards.

5. **Wanton or negligent destruction of City trees, unrelated to construction.**

· Anyone who willfully or negligently causes the death of a city tree shall be subject to a fine commensurate with the age and species of the tree.

About SOS (Save Our Street)

Save Our Street *is a citizen group that seeks to educate and advocate for preserving the historic streetscape of Summit Avenue as a treasured St. Paul destination and a safe, tree-lined, multi-modal corridor for generations to come.* https://www.savesummitavenue.org

-30-

SOS Steering Committee Chair: Gary Todd Grtodd@comcast.net 651-470-4720

SOS Public Relations Carolyn Will carolyn@cwcommunications.info 612-414-9661

CW Marketing & Communications | A public relations agency serving the upper Midwest | St. Paul, MN 55105 US

Unsubscribe | Update Profile | Constant Contact Data Notice

Constant Contact

From: Polly Heintz
To: Greg Weiner
Subject: FW: SOS notice about tree preservation policy
Date: Thursday, January 23, 2025 4:17:01 PM
Attachments: Essential Living Infrastructure to Ensure Social and Economic Health.docx

---

From: Sharon Pfeifer <pfeif001@alumni.umn.edu>
Sent: Wednesday, January 22, 2025 1:29 PM
To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Cc: C Will <carolyn@cwcommunications.info>; Sharon Pfeifer <pfeif001@alumni.umn.edu>
Subject: SOS notice about tree preservation policy

Some people who received this message don't often get email from pfeif001@alumni.umn.edu. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

It was on very short notice that I heard about your discussion today. I put together my thoughts in hopes that someone might take the time to consider them.

From: *CI-StPaul_CC-Ward5
To: "Lisa M. Burke"
Cc: *CI-StPaul_Contact-Council
Subject: RE: Please don"t rush the Tree Preservation Ordinance through!
Date: Wednesday, February 26, 2025 9:31:43 AM
Attachments: image001.png

Hi Lisa – Thank you for reaching out to the Ward 5 Office regarding the proposed Tree Preservation Ordinance. Your message will be shared with Council VP Kim and added to the public record.

Jenna Sadjadi (she/they)
Executive Assistant to Council Vice President Kim
Saint Paul City Council - Ward 5
15 W Kellogg Blvd, Ste 320
Saint Paul, MN 55102
651-266-8650 | www.StPaul.gov/ward5

SAINT PAUL
MINNESOTA

From: Lisa M. Burke <misslisam@msn.com>
Sent: Monday, February 24, 2025 6:16 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Please don't rush the Tree Preservation Ordinance through!

Some people who received this message don't often get email from misslisam@msn.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

While I'm happy to read that the St. Paul City Council is considering a Tree Preservation Ordinance, I'm writing to ask for a delay in the passage of the ordinance as currently written until it can be revised.

My understanding is that the ordinance currently lacks prioritization of trees over projects, comprehensive rules and a mechanism for enforcement by a TRUSTED entity. We need an ordinance the provides MEANINGFUL PROTECTION for the existing canopy and oversight/enforcement we can trust.

NO trees should be destroyed during a project unless there is no other feasible alternative, and a determination needs to be made for who makes that decision - The Department of Public Works should have to work in concert with others and not have the final word. A group of independent arborists and/or the Forestry Department should be involved . We witnessed the destruction of beautiful, healthy, OLD trees in St. Anthony Park that have sequestered carbon and provided cooling shade and wildlife habitat for a hundred years or more. We NEED

THOSE OLD TREES NOW MORE THAN EVER as we face the growing existential threat of climate change.

I understand the current ordinance calls for a 1:1 ration for tree replacement when the city destroys trees for a project. It will take YEARS before a young sapling provides the carbon sequestration, shade and other benefits the old tree that was killed in the process would have. There is scientific data the city needs to use to determine what the proper ratio should be.

"Mini forests" could also be planted

https://www.nytimes.com/2023/08/24/climate/tiny-forests-climate-miyawaki.html

Hannah Lewis, who literally wrote the book on mini forests, has a strong Minnesota connection.

https://www.hannahlewis.org/miniforest-revolutionbook

Rushing the ordinance through as is feels like "greenwashing". The new administration is taking a chainsaw to so many valuable environmental projects and putting the country, and the world, at greater risk of the worst effects of climate change. Without leaders at the top to lead as needed, it's up to those at the more local level - you - to do the right thing and take us into the future in the most meaningful way possible.

Thank you.
Lisa Burke
St. Paul

From:	*CI-StPaul_CC-Ward5
To:	"robrien@legatorose.com"
Cc:	*CI-StPaul_Contact-Council
Subject:	RE: Tomorrow"s Vote on a Proposed Tree Ordinance
Date:	Wednesday, February 26, 2025 9:28:57 AM
Attachments:	image001.png

Hi Rosalie – Thank you for reaching out to the Ward 5 Office regarding the proposed Tree Preservation Ordinance. Your message will be shared with Council VP Kim and added to the public record.

Jenna Sadjadi (she/they)
Executive Assistant to Council Vice President Kim
Saint Paul City Council - Ward 5
15 W Kellogg Blvd, Ste 320
Saint Paul, MN 55102
651-266-8650 | www.StPaul.gov/ward5

SAINT PAUL
MINNESOTA

From: robrien@legatorose.com <robrien@legatorose.com>
Sent: Tuesday, February 25, 2025 6:37 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Tomorrow's Vote on a Proposed Tree Ordinance

Some people who received this message don't often get email from robrien@legatorose.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Dear Councilmember Kim,

I understand that the City Council is poised to vote tomorrow on the tree preservation ordinance recently introduced by Council President Rebecca Noecker and Council Member Nelsie Yang.

I understand also that the ordinance fails to establish adequately the importance of preserving the city's mature trees, that it lacks any meaningful protection for our city's canopy, and it also fails to identify a trusted entity to oversee enforcement. It is difficult for me to understand why a council that wants to do the right thing would be considering the passage of an ordinance that fails to achieve its stated goal in such an obvious way.

As a twenty-year resident of Summit Avenue, I beg you to act honorably and in keeping with the heavy responsibility you bear for the welfare of the city's tree canopy by refusing to pass an inadequate ordinance simply in order to claim that your responsibility has been met.

Thank you in advance for all of the good work that the City Council does and for acting as necessary to preserve the quality of our tree canopy.

Rosalie O'Brien
1825 Summit Avenue

From:	*CI-StPaul_CC-Ward5
To:	"Claudia Clark"
Cc:	*CI-StPaul_Contact-Council
Subject:	RE: Tree Ordinance
Date:	Wednesday, February 26, 2025 9:28:36 AM
Attachments:	image001.png

Hi Claudia – Thank you for reaching out to the Ward 5 Office regarding the proposed Tree Preservation Ordinance. Your message will be shared with Council VP Kim and added to the public record.

Jenna Sadjadi (she/they)
Executive Assistant to Council Vice President Kim
Saint Paul City Council - Ward 5
15 W Kellogg Blvd, Ste 320
Saint Paul, MN 55102
651-266-8650 | www.StPaul.gov/ward5

SAINT PAUL
MINNESOTA

From: Claudia Clark <sewclaud@aol.com>
Sent: Tuesday, February 25, 2025 5:41 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Tree Ordinance

Some people who received this message don't often get email from sewclaud@aol.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

I am opposed to the planned Summit Avenue Regional Trail because:

- It puts the 100s of trees in the historic tree canopy at risk and will cause irrevocable damage to our treasured city street. Replanting is not preservation.
- I'm against spending $12M on a trail that will risk trees, will not be safer especially when there are less costly options available to improve the biking experience on Summit. The City should be spending our tax dollars on other more important things that benefit a larger number of its citizens.
- The plan calls for widening of drive lanes in almost all segments and closing median crossings. This will lead increase speeding on Summit putting pedestrians and cyclists at higher risk.
- It violates the City Ordinances which state that new, public infrastructure construction, in historic preservation districts, should preserve the

traditional pattern of the streets, the granite curbs and the lantern-style street lights. This plan intends to change all of those in the name of "improvements".

- Vehicles using the 150 driveways on Summit will block the trail when waiting to exit into the drive lanes increasing the risks of car bike accidents. Vehicle turning into driveways will also be less aware of bike traffic on an off-road trail also raising the risks of crashes and injuries.

Please VOTE NO on the Summit Avenue Regional Bike Trail plan.

Claudia Clark
Sent from my iPad

From:	Jenna Sadjadi
To:	"Lisa M. Burke"
Cc:	*CI-StPaul_Contact-Council
Subject:	RE: Please don"t rush the Tree Preservation Ordinance through!
Date:	Tuesday, February 25, 2025 9:03:13 AM
Attachments:	image001.png

Hi Lisa – Thanks for reaching out. Your comment on the proposed Tree Preservation Ordinance will be shared with CVP Kim and added to the public record.

Jenna Sadjadi (she/they)
Executive Assistant to Council Vice President Kim
Saint Paul City Council - Ward 5
15 W Kellogg Blvd, Ste 320
Saint Paul, MN 55102
651-266-8650 | www.StPaul.gov/ward5

SAINT PAUL
MINNESOTA

From: Lisa M. Burke <misslisam@msn.com>
Sent: Monday, February 24, 2025 6:16 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Please don't rush the Tree Preservation Ordinance through!

Some people who received this message don't often get email from misslisam@msn.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

While I'm happy to read that the St. Paul City Council is considering a Tree Preservation Ordinance, I'm writing to ask for a delay in the passage of the ordinance as currently written until it can be revised.

My understanding is that the ordinance currently lacks prioritization of trees over projects, comprehensive rules and a mechanism for enforcement by a TRUSTED entity. We need an ordinance the provides MEANINGFUL PROTECTION for the existing canopy and oversight/enforcement we can trust.

NO trees should be destroyed during a project unless there is no other feasible alternative, and a determination needs to be made for who makes that decision - The Department of Public Works should have to work in concert with others and not have the final word. A group of independent arborists and/or the Forestry Department should be involved . We witnessed the destruction of beautiful, healthy, OLD trees in St. Anthony Park that have sequestered carbon and provided cooling shade and wildlife habitat for a hundred years or more. We NEED THOSE OLD TREES NOW MORE THAN EVER as we face the growing existential threat of climate

change.

I understand the current ordinance calls for a 1:1 ration for tree replacement when the city destroys trees for a project. It will take YEARS before a young sapling provides the carbon sequestration, shade and other benefits the old tree that was killed in the process would have. There is scientific data the city needs to use to determine what the proper ratio should be.

"Mini forests" could also be planted

https://www.nytimes.com/2023/08/24/climate/tiny-forests-climate-miyawaki.html

Hannah Lewis, who literally wrote the book on mini forests, has a strong Minnesota connection.

https://www.hannahlewis.org/miniforest-revolutionbook

Rushing the ordinance through as is feels like "greenwashing". The new administration is taking a chainsaw to so many valuable environmental projects and putting the country, and the world, at greater risk of the worst effects of climate change. Without leaders at the top to lead as needed, it's up to those at the more local level - you - to do the right thing and take us into the future in the most meaningful way possible.

Thank you.
Lisa Burke
St. Paul

From:	*CI-StPaul_CC-Ward5
To:	"Winston Kaehler"
Cc:	#CI-StPaul_Ward5; *CI-StPaul_Contact-Council
Subject:	RE: tree preservation ordinance
Date:	Monday, February 24, 2025 3:42:53 PM
Attachments:	image001.png

Hi Winston -- Thanks for reaching out regarding the proposed Tree Preservation ordinance. Your message will be shared with Council VP Kim and added to the public record.

Jenna Sadjadi (she/they)
Executive Assistant to Council Vice President Kim
Saint Paul City Council - Ward 5
15 W Kellogg Blvd, Ste 320
Saint Paul, MN 55102
651-266-8650 | www.StPaul.gov/ward5

SAINT PAUL
MINNESOTA

From: Winston Kaehler <winkaehler@gmail.com>
Sent: Monday, February 24, 2025 3:35 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Fwd: tree preservation ordinance

> Some people who received this message don't often get email from winkaehler@gmail.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

---------- Forwarded message ---------
From: **Winston Kaehler** <winkaehler@gmail.com>
Date: Mon, Feb 24, 2025 at 3:34 PM
Subject: Fwd: tree preservation ordinance
To: <ward6@ci.stpaul.mn.us>

---------- Forwarded message ---------
From: **Winston Kaehler** <winkaehler@gmail.com>
Date: Mon, Feb 24, 2025 at 3:34 PM
Subject: Fwd: tree preservation ordinance
To: <ward4@ci.stpaul.mn.us>

---------- Forwarded message ---------
From: **Winston Kaehler** <winkaehler@gmail.com>
Date: Mon, Feb 24, 2025 at 3:33 PM
Subject: Fwd: tree preservation ordinance
To: <ward2@ci.stpaul.mn.us>

---------- Forwarded message ---------
From: **Winston Kaehler** <winkaehler@gmail.com>
Date: Mon, Feb 24, 2025 at 3:33 PM
Subject: Fwd: tree preservation ordinance
To: <ward1@ci.stpaul.mn.us>

---------- Forwarded message ---------
From: **Winston Kaehler** <winkaehler@gmail.com>
Date: Mon, Feb 24, 2025 at 3:30 PM
Subject: tree preservation ordinance
To: #CI-StPaul_Ward3 <ward3@ci.stpaul.mn.us>

The so-called tree preservation ordinance as currently proposed is a toothless tiger that will result in serious harm to the city of St. Paul. Please send it back to the drawing board to give it some much-needed changes so that St. Paul will not be sacrificing its mature trees to special interests that do not recognize the crucial benefits that mature trees provide to the city and its future.

Winston Kaehler
1712 Palace Avenue
St. Paul, MN 55105
651-699-4183
winkaehler@gmail.com

From:	*CI-StPaul_CC-Ward5
To:	"peter brozek"; #CI-StPaul_Ward5
Cc:	*CI-StPaul_Contact-Council
Subject:	RE: Tree Policy
Date:	Monday, February 24, 2025 3:41:14 PM
Attachments:	image001.png

Hi Peter – Thanks for reaching out regarding the proposed Tree Preservation ordinance. Your message will be shared with Council VP Kim and added to the public record.

Jenna Sadjadi (she/they)
Executive Assistant to Council Vice President Kim
Saint Paul City Council - Ward 5
15 W Kellogg Blvd, Ste 320
Saint Paul, MN 55102
651-266-8650 | www.StPaul.gov/ward5

SAINT PAUL
MINNESOTA

From: peter brozek <petr.brozek@outlook.com>
Sent: Monday, February 24, 2025 12:34 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Tree Policy

Some people who received this message don't often get email from petr.brozek@outlook.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Please **delay in the passage of the ordinance until it can be revised into a meaningful plan to protect our city's tree canopy.**
Peter M Brozek- AIA Emeritus

PMB Consulting
651-440-4186

From:	Jenna Sadjadi
To:	"misskitty66@hotmail.com"
Cc:	*CI-StPaul_Contact-Council
Subject:	RE: Tree Preservation
Date:	Friday, February 21, 2025 12:39:36 PM
Attachments:	image001.png

Hi Kathleen -- Thank you for contacting the Ward 2 office.

We appreciate your writing and expressing your perspective on potential changes to the proposed Tree Preservation Ordinance (25-4). I have shared your message with Councilmember Noecker so that she can take your perspective into account as she makes her decision on this issue.

We will add your email to our public comments section.

Thank you again for getting in touch.

Best regards,

Jenna Sadjadi (she/they)
Interim Executive Assistant to Councilmember Noecker
Saint Paul City Council - Ward 2
15 W Kellogg Blvd, Ste 310
Saint Paul, MN 55102
651-266-8620 | **www.StPaul.gov/ward2**

SAINT PAUL
MINNESOTA

From: Kitty <misskitty66@hotmail.com>
Sent: Sunday, February 16, 2025 3:38 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; *CI-StPaul_Forestry <Forestry@ci.stpaul.mn.us>; andy.rodriquez@ci.stpaul.mn.us
Subject: Tree Preservation

> Some people who received this message don't often get email from misskitty66@hotmail.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Hello,

Thank you for the recent **Tree Preservation ORD Community Conversation** that was held.
Appreciate you all!

Please do all you can to save trees in Saint Paul.

And please bring together a citizen advisory committee to help revise the next draft of the ordinance.

Sincerely,

Kathleen Croswell
1218 James Avenue
Saint Paul, MN. 55105

From: Jenna Sadjadi
To: melissa.a.wenzel@gmail.com
Cc: #CI-StPaul_Ward2; *CI-StPaul_Contact-Council
Subject: RE: Protect Saint Paul's Future – Deny Ryan Companies' Appeal
Date: Tuesday, February 11, 2025 1:38:11 PM
Attachments: image001.png

Dear Melissa -- Thank you for contacting the Ward 2 office.

We appreciate your writing and expressing your perspective on the current Ryan Ford Site appeal. I have shared your message with Councilmember Noecker so that she can take your perspective into account as she makes her decision on this issue.

We will add your email to our public comments section.

Thank you again for getting in touch.

Best regards,

Jenna Sadjadi (she/they)
Interim Executive Assistant to Councilmember Noecker
Saint Paul City Council - Ward 2
15 W Kellogg Blvd, Ste 310
Saint Paul, MN 55102
651-266-8620 | **www.StPaul.gov/ward2**

SAINT PAUL
MINNESOTA

From: Melissa <melissa.a.wenzel@gmail.com>
Sent: Saturday, February 8, 2025 3:53 PM
To: Rebecca Noecker <Rebecca.Noecker@ci.stpaul.mn.us>
Cc: CouncilHearing (CI-StPaul) <CouncilHearing@ci.stpaul.mn.us>; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>
Subject: Protect Saint Paul's Future – Deny Ryan Companies' Appeal

Think Before You Click: This email originated **outside** our organization.

Dear Council Member Noecker,

As a Ward 2 resident deeply invested in the future of our city—its financial health, climate resilience, and housing abundance—I urge you to stand with the community and vote against Ryan Companies' appeal. Please uphold the BZA's decision to deny their 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

For years, residents and city staff poured their time, energy, and voices into shaping a bold, forward-thinking vision for the Ford Site. Not once did that vision include a single-story strip mall with a sea of surface parking. Saint Paul does not need another low-value, car-centric development that will drain our tax base for decades to come. We need what the Ford Master Plan calls for: a thriving, transit-oriented, high-density community that will create homes, strengthen our economy, and build a more sustainable future.

Ryan Companies claims their proposal is necessary due to rent stabilization, market conditions, and financing challenges. These may be real obstacles, but they are not legal justifications for such extreme variances. Granting them would set a dangerous precedent—one that undermines years of careful planning and disregards the public interest.

Even more troubling, Ryan is also requesting $18 million in TIF subsidies for this project. A public handout for a project that ignores the city's vision? That's not just bad policy—it's an insult to every resident who worked to create a better future for this site.

You have the power to protect our city's future. Please stand up for smart growth, climate action, and fiscal responsibility by rejecting Ryan's appeal. Honor the thousands of hours of community effort that went into shaping the Ford Master Plan. Saint Paul deserves better.

Sincerely,

Melissa Wenzel
349 Michigan Street
Saint Paul, MN 55102

From: Laura Norén <laura.noren@gmail.com>
Sent: Friday, January 31, 2025 4:01 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>
Subject: Tree Protection Ordinance

Think Before You Click: This email originated **outside** our organization.

Hello Councilwomen-

Rebecca, thank you for taking a stab at writing a tree protection ordinance.
Anika, including you because I'm in your ward.

I didn't learn about it until just recently and hope there is still time for amendments.

Mostly: the ordinance lacks any enforcement mechanism. Is the City supposed to protect themselves? That set up violates basic conflict of interest principles (I'm suggesting the principles are misaligned not accusing anyone of anything).

Seems like we that could be addressed in several ways:

1. **Residents need a way to route complaints** if they see either designs or implementations that violate the principle of protecting trees. What's the intake and adjudication mechanism for sorting out which trees are actually able to be preserved when residents disagree with the City's plans?
2. **Intake respondents.** If the intake simply brings residents right back to the agency that determined the trees were in the way in the first place, that doesn't seem effective. Can we get the services of a reasonable third party? I have heard someone propose to use the American Society of Consulting Arborists. That seems reasonable.
3. **Punishment. Stop orders** need to be available. Once a tree is gone, it's gone, and it will often take longer than the complainants time left on this planet for a replacement tree to grow to the size of the one that was lost. As a secondary measure, there should be fines. **Fines** can be levied against the contractors hired to complete construction work if they aren't able to meet the protection plan they have outlined. Those fines need to be tied to the size of the tree - the bigger and more valuable the tree in terms of the benefits it provides, the steeper the fine. Partial fines for partial damage, etc. Fines would also be punitive in instances of non-planned wanton and negligent destruction of trees.
4. **Wanton and negligent destruction of trees, non-construction related.** The final point would be an add-on to the scope. Please add scope so that people who wantonly destroy trees, take actions that will lead to their destruction (e.g. poison, mauling them with a vehicle, etc), or otherwise cause them to perish can be found guilty of a misdemeanor and fined. Two trees near me were killed due to drunk drivers mauling them at high speeds. Many along Lexington Parkway have died as a result of vehicular accidents.

It's a much much nicer, shadier, quieter neighborhood with trees. Thank you so much for putting this ordinance forward and, hopefully, for giving it some teeth.

Have a great weekend!

Yours,

Laura Norén
Ward 1, St Paul, MN

From: Marilyn Bach <marilynbach123@gmail.com>
Sent: Friday, February 7, 2025 12:01 PM
To: Jenna Sadjadi <Jenna.Sadjadi@ci.stpaul.mn.us>
Subject: letter for Mon. Feb 10 virtual meeting on Ord 25-4 tree preservation

Think Before You Click: This email originated **outside** our organization.

Jenna ,
I would appreciate our assistance. Could you kindly distribute this letter to :
Director Kershaw, Director Rodriguez, Forestry Manager Jongeward and Councilmember Noecker.
prior to Monday's Feb 10 virtual meeting on ORD-25-4.
This letter has been accepted for publication by the Pioneer Press.
Thank you for your assistance .

Marilyn Bach

February 4, 2025

Letter to Editor Pioneer Press

On Feb. 12, 2025,Rebecca Noecker will become Saint Paul City Council President.
Incoming Council President Noecker stated: "I see it as my role to make sure that our city is resilient and ready for whatever it takes to protect our people and our communities."*KSTP.com January 28, 2025* .

Council President Noecker now has a unique opportunity to build a broad citizen's coalition to protect Saint Paul's urban forest...a lynchpin of Saint Paul's environmental protection. Perhaps she can follow guidance from on our city report:
"The trees that comprise the urban forest of Saint Paul provide a variety of benefits. Trees are our largest source of green infrastructure and enhance the landscape by providing shade---. *Saint Paul Urban Tree Assessment October 28, 2024*.

On Jan 22, 2025 R. Noecker introduced Ord 25-4 –a tree preservation ordinance.
Public groups commended this initiative –but believe the ordinance as presently written does not have adequate " teeth" for enforcement and conflicts with the Minnesota Environmental Rights Act MERA116BMN .
Several problems exist:
1. Planting new saplings to replace 100 – year- old established stately trees is NOT preservation.
2. Ord 25-4 does not require a MERA review to find if any prudent alternatives exist.
3. Ord 25-4 opens the door to prioritize projects over tree preservation by simply declaring that preservation 'is not feasible.'
4. A neutral / independent, certified arborist, rather than a city Public Works representative should determine the effectiveness of tree preservation plans.

Simple amendments to Ord 25-4 such as adding " subject to (MERA)) MN Stat.116B", and requiring project approval by an American Society of Urban Arborists Board member will go a long way in to

establishing Sant Paul as a leader in Tree Preservation and Ms. Noecker as an effective Council President.

Marilyn Bach, PhD
Member Save Or Street (SOS)
a citizens group formed to protect St. Paul's treasured Summit Avenue

marilynbach123@gmail.com
cell:6124232154

OFFICE OF THE CITY COUNCIL
REBECCA NOECKER, COUNCIL PRESIDENT
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Tree Preservation Ordinance Public Input Group
Final Work Product – August 2025

The Tree Preservation Ordinance Public Input Group (TPO PIG) brought together neighbors, neighborhood associations, local advocates, and residents with technical expertise to strengthen Saint Paul's approach to protecting urban trees during development and public projects.

Guided by a commitment to equity, transparency, and practical implementation, the group worked collaboratively over five meetings to provide focused input on ordinance language, identify critical gaps, and develop actionable recommendations that balance ecological health with community priorities.

Through robust discussion and partnership with consultants, Ward 2 staff, and the Parks Commission, the TPO PIG finalized priority thematic "buckets" to organize ordinance drafting and guide detailed recommendations. Within their recommendations, the group emphasizes clear, enforceable language that eliminates ambiguity and discretionary "wiggle words," and calls for early, accessible public engagement to build trust and reduce conflict. A central focus is placed on protecting trees on city-owned land—including boulevards, rights-of-way, parks, and trails—with future phases anticipated to address private property protections.

Key themes emerging from the group's work include:

- Clarity and Strength: Use prescriptive, binding language with strong enforcement and accountability measures.
- Early and Inclusive Planning: Require tree preservation plans to shape project design from the outset and ensure meaningful, accessible public input.
- Balance and Flexibility: Incorporate expert-driven rulemaking for technical detail while grounding core protections in the ordinance to allow adaptability.
- Transparency and Trust: Foster open communication through multilingual notifications, clear timelines, and visible oversight.
- Equity and Environmental Justice: Recognize that canopy protection and investment in the least-canopied, heat-vulnerable neighborhoods is a highly desirable outcome.
- Full Lifecycle Stewardship: Emphasize not only tree preservation but also maintenance, replacement, and long-term establishment to secure lasting urban canopy health.

The recommendations presented in this final work product reflect a shared vision of a well-managed, equitable, and resilient urban forest that enhances the quality of life for all Saint Paul residents while supporting the city's broader climate goals. The TPO PIG offers this work with the expectation that the identified themes will inform ordinance revisions and support informed City Council decision-making ahead of anticipated action on this important city-wide issue.

If you have any questions about the information presented in this document, please contact Megan Jekot, Legislative Aide to Saint Paul City Council President Rebecca Noecker, at megan.jekot@ci.stpaul.mn.us.

Overview of TPO PIG Meetings and Presentations

- Meeting #1 (May 28): Launched the group, gathered initial input, highlighted gaps, and discussed early draft ordinance language based on the January proposal and public comments received.
- Meeting #2 (June 30): Held an in-depth discussion with Third Horizon consultants, identifying key opportunities and areas of concern.
- Presentation to City of Saint Paul Parks and Recreation Commission (July 10)
- Meeting #3 (July 15): Focused on debriefing Parks Commission feedback and organizing ideas into core topics or "buckets" for deeper exploration.
- Meeting #4 (July 24): Finalized and prioritized the thematic "buckets" to guide ordinance drafting and identified key next steps to carry the work forward ahead of August 27.
- Meeting #5 (August 11): Reviewed and discussed the finalized TPO PIG work product to guide detailed recommendations ahead of the August 27 City Council meeting.

Overview of TPO PIG Members & Meeting Attendees

Name	Org/Connection	5/28	6/30	7/15	7/24	8/11
Bridget Ales	Save Our Street & Pedestrian Advocate	X	X	X	X	X
Lindsey Alexander	Third Horizon Consultant	- - - - -	X	- - - - -	- - - - -	- - - - -
Stacy Becker	Third Horizon Consultant	- - - - -	X	- - - - -	- - - - -	- - - - -
PJ Bensen	Community Member	X	Excused Absence	X	X	X
Tom Darling	Summit Avenue Residential Preservation Association	X	X	X	X	X
Noah DeVlaminick	Community Member	X	X	X	Excused Absence	X
Meg Duhr	Fort Road Federation	X	X	X	X	X
Tim Greenfield	Saint Paul City Council – Chief Policy Officer	- - - - -	- - - - -	X	X	
Michael-jon Pease	Saint Paul Parks Conservancy	X	X	X	X	X
Colleen O'Connor Toberman	Friends of the Mississippi River	X	X	X	X	X
Jacob Walls / Dan Reed	Ramsey Hill Association	X - Met 5/27		X		

Key Themes and Recommendations

Building on robust discussions with consultants, Ward 2 staff, and the Parks Commission, the TPO PIG identified priority thematic areas—referred to as "buckets"—to organize the ordinance drafting process. The following sections present the group's detailed recommendations within these themes.

These recommendations are offered with the expectation that they will guide ordinance revisions and support City Council decision-making as the city moves toward finalizing this important tree preservation policy.

Scope and Applicability

The group recommends the ordinance focus on protecting trees located on city-owned land—including boulevards, rights-of-way, parks, and trails—while supporting future efforts to extend protections to private property. Due to jurisdictional complexity, especially where state or county land overlaps city boundaries, clear definitions are needed to distinguish areas (e.g., boulevard vs. trail vs. park) and clarify which department (Public Works vs. Parks) has responsibility. Members also raised concerns about equity and consistency in areas managed by state or county agencies, noting that without broader adoption of tree protections, neighborhoods along state or county roads may face inconsistent or lower standards despite experiencing greater environmental burdens. The group recommends the ordinance acknowledge this gap and identify it as an area for further study and future collaboration with MnDOT, Ramsey County, and other external partners.

In terms of scope, the ordinance should explicitly carve out restoration and invasive species projects to avoid unintended constraints on ecological management. To strengthen implementation and accountability, the group also urges the removal of vague terms like “feasible” or “reasonable,” advocating instead for binding language paired with a transparent public process that allows internal decisions to be reviewed and challenged when necessary.

In terms of implementation, the group emphasized the importance of clear guidance on how the ordinance will apply to projects already underway. While broad applicability to City projects is preferred, flexibility for exceptions is recommended, as members expressed concern that too narrow a definition of “underway” could lead to projects being accelerated to circumvent new requirements. One suggested threshold is to apply the ordinance fully to projects less than 50% through design, while considering partial implementation—such as tree protections—for later-stage projects.

The group also highlighted the need for public understanding and awareness of this new ordinance, noting that outreach components like yard signs and postcards will require time for planning, budgeting, design, and manufacturing. As a result, these public noticing measures may require a staggered rollout. Tree protection measures, however, should be implemented immediately wherever feasible.

Tree Definitions and Thresholds

A member of the group recommends updating the City’s 2010 canopy report, which is outdated and no longer reflects current conditions. A new assessment would provide accurate, ward- and district-level data on existing canopy cover, opportunities for canopy expansion, and areas unsuitable for planting. This data is critical for informing equitable investments and supporting location-specific, evidence-based decisions.

The group also supports retaining existing definitions for “heritage” and “significant” trees, while recommending the creation of a new category— “locally significant trees”—to capture trees with high value based on context. These may include smaller trees that provide critical canopy in under-canopied or heat-vulnerable areas. Suggested criteria for this designation include block-level canopy loss and equity indicators, such as location within the least-canopied neighborhoods. This approach ensures that environmental justice and local conditions are meaningfully reflected in tree protections citywide.

Preservation Planning Requirements

The group believes that it is imperative that tree preservation plans be developed early and used to guide project design. They should not be completed after key decisions are made. A two-phase

approach was proposed: first, identify at-risk trees and site constraints; second, determine how to avoid or mitigate impacts to all existing trees – especially significant and heritage trees. Plans should be publicly shared before final decisions are made, and outreach should go beyond minimal notice—using multiple meetings, varied formats, and targeted communication to affected neighborhoods. The group emphasized that early, accessible engagement can build trust, prevent conflict, and reduce the likelihood of residents feeling forced to take legal action to protect trees.

Protection During Construction

The group identified enforcement during construction as a critical gap and strongly supports clear, enforceable requirements to protect trees on active job sites. Recommendations include using protective fencing around trees and root zones and preventing root damage from heavy equipment—not just surface coverings. Members cited successful examples where close collaboration between foresters and contractors preserved trees even in constrained spaces. To ensure compliance, the group calls for real-time accountability, including on-site supervision, feedback loops, and follow-up audits throughout construction.

Tree Replacement & Mitigation

The group emphasized that tree protection must extend beyond planting to include full-cycle stewardship—removal, replacement, and long-term establishment. Members expressed deep concern about the number of trees that die after the initial one-year warranty period due to lack of follow-up care. To address this, they recommended that the ordinance require measurable post-planting maintenance and clear accountability for tree health, while allowing for flexibility in how care is provided. What qualifies as “reasonable maintenance” should be defined based on location and context—for example, distinguishing between a high-traffic median and a residential boulevard.

The group agreed that tree removal during construction should be avoided if at all possible and must automatically trigger replacement, not just documentation. In cases where replanting on-site isn’t possible, replacement trees should be planted in under-canopied neighborhoods to advance equity. They also discussed how tree replacement ratios should reflect both ecological value and feasibility. While some supported tying replacement requirements to the diameter of the removed tree, others warned against overly high ratios that might lead to poor-quality or “jump” trees. Members supported referencing publicly available national or international standards to avoid overly prescriptive local rules and promote consistency—particularly for smaller trees under 12 inches in diameter, which are often overlooked in current policy.

To prevent a common pattern in which trees are removed, grates are left empty, and no replanting occurs for years, the group emphasized the importance of full-cycle planning and compliance checks. Ultimately, their goal is to ensure that replacement trees not only get planted but survive and thrive to maturity—contributing to a healthy, resilient, and equitable urban forest.

Oversight and Accountability

The group emphasized the importance of maintaining direct, city-led engagement for projects involving potential tree removal, strongly recommending against outsourcing these activities. A centralized point of contact or a dedicated forestry staff role—potentially an ombudsman-like position focused on tree protections—was suggested to streamline communication, oversee public engagement, and ensure consistent ordinance implementation. While acknowledging financial and staffing constraints, the group noted that investing in dedicated coordination could improve project delivery, leverage community support where available, and prevent future costs, including legal disputes. This approach frames outreach and enforcement not as an added expense but as a cost-saving measure that supports both long-term urban forest health and fiscal responsibility.

The group further emphasized that accountability must be built into every phase of tree protection, from planning to implementation. They called for ordinance language that is strong, clear, and enforceable—not vague or open to internal interpretation. Phrases like “too expensive” or “not feasible” should not be used to dismiss tree protections without a transparent process that allows for scrutiny and challenge. The group stressed that tree protection plans must be proactive rather than aspirational. It’s not enough to say “we’ll try to save them”; instead, plans must anticipate potential impacts and commit to specific strategies for avoiding harm to trees.

Clear public communication was also a recurring theme. Residents and stakeholders should be informed about what will happen, how, and when—particularly when it comes to tree removal, replacement, and maintenance. The group advocated for rooting decision-making in expert guidance, supporting the use of professional standards such as ANSI A300 and recommending the involvement of at least two qualified arborists to ensure balanced, technically sound input. Members also emphasized that the standards and criteria used should be publicly available to ensure transparency and build trust in the process.

Finally, members raised concerns about follow-through. “Tree holes”—the empty spaces left when removed trees are never replaced—were cited as ongoing sources of frustration and safety risk in neighborhoods. To address this, the group urged the city to establish clear timelines, enforceable commitments, and visible accountability measures so that tree protections are not just promised on paper but delivered in practice.

Equity and Environmental Justice

Equity and environmental justice were central themes in the group’s recommendations. Members emphasized that a strong tree preservation ordinance advances equity by making protections the default—reducing the burden on residents to advocate, navigate complex systems, or rely on insider knowledge to benefit from a healthy urban forest. The group stressed that protections and investments must be the norm, with historically under-canopied or heat-vulnerable neighborhoods receiving equal—or greater—attention. If tree planting priorities are developed, members stressed the need for clear public communication about both the rationale and intended outcomes.

One guiding principle emerged clearly: “hold harmless” the areas that already have substantial canopy, while investing deeply in places where canopy is lacking. At the same time, the ordinance’s fundamental purpose is to preserve and protect trees citywide. When removal is necessary, it should require clear, enforceable replanting plans—with specific timelines and locations—not vague promises. Where new planting is concentrated in particular neighborhoods, that prioritization should be backed by publicly available data and criteria to build trust and understanding.

To ensure fairness, the group called for consistent and automatic enforcement of protections, so that benefits don’t skew toward those with more resources, time, or connections. Lowering barriers to protection is itself an equity strategy—ensuring that all neighborhoods and residents, regardless of income or capacity to engage, benefit equally from healthy tree coverage.

The group also discussed potential tensions between tree preservation and accessibility requirements, such as ADA-compliant ramps or sidewalks. Rather than treating these goals as contradictory, members encouraged a balanced approach that recognizes the cooling benefits trees provide, especially for people with disabilities. They observed examples of sidewalks meandering around existing trees, which preserves trees while maintaining accessibility, and noted that some trees pre-date sidewalks, highlighting how creative placement can balance public infrastructure needs with tree protection. The group emphasized the importance of considering ADA accessibility in tree and sidewalk planning. They recommended consultation with ADA experts and possibly including ordinance language that affirms both environmental and accessibility priorities.

Public Process and Transparency

The group emphasized that public engagement around tree protection must become more accessible, equitable, and effective. Although the existing petition-based review process is intended to empower residents, members observed that it often benefits individuals with greater resources, legal knowledge, or district council support, while those without such resources are left without relief. This disparity can lead to inconsistent outcomes across neighborhoods. To address this imbalance, the group supported a hybrid model that retains the petition option but significantly strengthens proactive, city-led notification and engagement.

There was strong interest in ensuring that the city fulfills its responsibility to keep residents clearly, consistently, and accessibly informed in a timely manner about tree-related projects. Notices should use plain, multilingual language and be delivered through multiple channels, including postcards, signage, and online platforms. On-site signage was especially popular as a visible, low-cost, and trustworthy way to reach people directly affected by nearby tree removals or construction. Supporting materials should help bridge the gap between technical documentation and everyday understanding by using QR codes, timelines, maps, and straightforward summaries explaining how and when residents can get involved.

The group also expressed support for objective, threshold-based triggers—such as the number of trees involved, project size, or budget—to require automatic reviews or public notifications, rather than relying solely on petitions. Whether triggered by petition or criteria, independent review processes were viewed as essential to building public trust and accountability. Even a small number of trees removed in a limited area can be as detrimental as larger removals in bigger projects.

Another recurring theme was the importance of early involvement by forestry staff. Too often, staff are brought into city projects after critical decisions have already been made, limiting their ability to influence tree outcomes. The group recommended codifying early forestry engagement in the ordinance, alongside clearer enforcement roles and stronger accountability mechanisms, especially during construction.

Ultimately, the group acknowledged that building transparency and trust will take time, and that progress may need to be incremental given the history around this issue and current staffing constraints. Still, even small improvements—like clearer notices or better online tools—can make a meaningful difference. The ordinance should be designed not only to inform residents, but to empower them, especially those who may not otherwise have the time, language access, or insider knowledge to participate in shaping their urban forest.

Rulemaking vs. Legislative Detail

The group focused on finding the right balance between what should be codified in the ordinance and what should be addressed through administrative rulemaking. There was strong support for a hybrid approach: establishing clear values and guardrails within the ordinance while delegating technical implementation and evolving best practices to staff-driven rulemaking—provided that such rulemaking includes meaningful opportunities for public input. Importantly, rulemaking must never be used to weaken the tree protections that form the ordinance's core purpose. This balance was seen as key to ensuring both clarity and adaptability, especially given long-term factors like climate resilience, infrastructure changes, and shifts in forestry best practices.

A recurring theme was the importance of putting tree preservation experts at the right point in the process. Members cautioned against overly prescriptive ordinance language—for example, listing physical symptoms of tree stress—arguing instead for referencing professional standards that can be updated more easily over time. By grounding technical decisions in expert judgment rather than

legislative minutiae, the ordinance can remain responsive to changing conditions without sacrificing transparency or accountability.

Communication and public notification were viewed as baseline expectations, regardless of project size. The group expressed support for simple, accessible notifications (like postcards) for even minor projects, especially where tree impacts might otherwise go unnoticed—such as routine utility replacements. Scaling communication and tree protection strategies to match project complexity was another important consideration. For large developments, tree-related updates should be built into existing public engagement processes; for smaller or piecemeal projects, online logs or public records could provide a lightweight form of notice and transparency.

Group members also raised questions around thresholds and what qualifies a tree as significant enough to warrant heightened protection or mitigation. There was interest in defining categories such as “notable,” “locally significant,” or “champion” trees—especially to safeguard older or unique specimens that offer substantial ecological or cultural value.

Saint Paul’s existing Tree Preservation District, located south of Lower Afton Road in the Highwood Neighborhood, was referenced as a model. The district’s purpose is to preserve the area’s natural, wooded character by ensuring that development minimizes the loss of existing trees and, in some cases, requires planting replacement trees. Within this district, a Tree Preservation Plan must be submitted and approved before the City will authorize any grading permit, lot split, plat, or site plan—unless the applicant can demonstrate that no existing trees are within the limits of disturbance—or any building permit that involves removing a tree with a diameter of 12 inches or more.

The structure and timing of rulemaking also came up, with some group members referencing past Council discussions. While some favored concurrent rule development alongside ordinance adoption, others supported a phased approach—as long as staff had a clear mandate, and public input was built into the process. Members expressed differing views on the level of detail appropriate for the ordinance text itself. Some cautioned that too much specificity could reduce flexibility and erode public trust if it leads to delays, legal challenges, or difficulty adapting over time. Others felt that greater detail could help build public trust by increasing clarity, transparency, and accountability.

Throughout the discussion, group members emphasized the importance of accessible, ongoing engagement. Examples like the Grand Avenue office hours were held up as good models for transparent, responsive city practice. At the same time, frustrations were voiced about gaps in existing protections—especially for mature trees lost during major infrastructure projects like West 7th. These stories reinforced the group’s overarching belief that a transparent, expert-informed, and adaptable ordinance is necessary to rebuild public trust and ensure the long-term health of Saint Paul’s urban forest.

Creative Ideas

The group explored creative strategies to engage residents and local businesses in supporting Saint Paul’s urban forest, with a focus on voluntary programs that enhance equity, stewardship, and community pride. One key idea was to offer tax credits or other incentives for residents—especially property owners with the capacity to contribute—to plant and water trees, including those on public property adjacent to their homes. These programs would not replace public responsibility but rather complement it by encouraging private investment in tree care where resources are more available. This approach could help expand the urban canopy, reduce the burden on City maintenance crews, and foster a broader sense of shared responsibility—while ensuring that City-led efforts remain concentrated in neighborhoods with the greatest canopy needs.

The group also expressed strong interest in launching a local version of Minneapolis' “Brewing a Better Forest” initiative in partnership with Saint Paul breweries. The program, which engages

neighborhood taprooms to promote tree care and raise funds for public tree planting, was seen as a promising model for combining environmental action with community gathering spaces. Members envisioned hosting tree-themed events, sharing tree-watering tips with patrons, and directing proceeds to areas with low tree cover and heightened climate vulnerability. By tapping into local business networks and cultivating a culture of collective care, this strategy offers a way to blend environmental justice with creative civic engagement—building a greener, more resilient Saint Paul in the process.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: Ord 25-45

File ID: Ord 25-45 **Type:** Ordinance **Status:** Final Adoption

Version: 1 **Contact Number:** 266-6218 **In Control:** City Council

File Created: 07/21/2025

File Name: Changing one block of Margaret Street from one-way to two-way **Final Action:**

Title: Changing one block of Margaret Street between Arcade Street and East 7th Street from a one-way street westbound to a two-way street in accordance with Chapter 147 of the Legislative Code.

Notes:

Agenda Date: 08/27/2025

Sponsors: Johnson **Enactment Date:**

Attachments: Margaret Two-Way Map.pdf, Margaret Council Presentation **Financials Included?:**

Contact Name: Evan Marohn **Hearing Date:**

Entered by: anne.weber@ci.stpaul.mn.us **Ord Effective Date:**

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	08/13/2025	Laid Over to Second Reading	City Council	08/20/2025		Pass
	Action Text:	Laid over to August 20, 2025 for Second Reading					
		Yea: 6	Councilmember Noecker, Councilmember Yang, Councilmember Kim, Councilmember Jost, Councilmember Johnson, and Councilmember Privratsky				
		Nay: 0					
		Absent: 1	Councilmember Bowie				
1	City Council	08/20/2025	Laid Over to Final Adoption	City Council	08/27/2025		Pass
	Action Text:	Laid over to August 27, 2025 for Final Adoption					
		Yea: 6	Councilmember Noecker, Councilmember Yang, Councilmember Bowie, Councilmember Jost, Councilmember Johnson, and Councilmember Privratsky				
		Nay: 0					
		Absent: 1	Councilmember Kim				

Text of Legislative File Ord 25-45

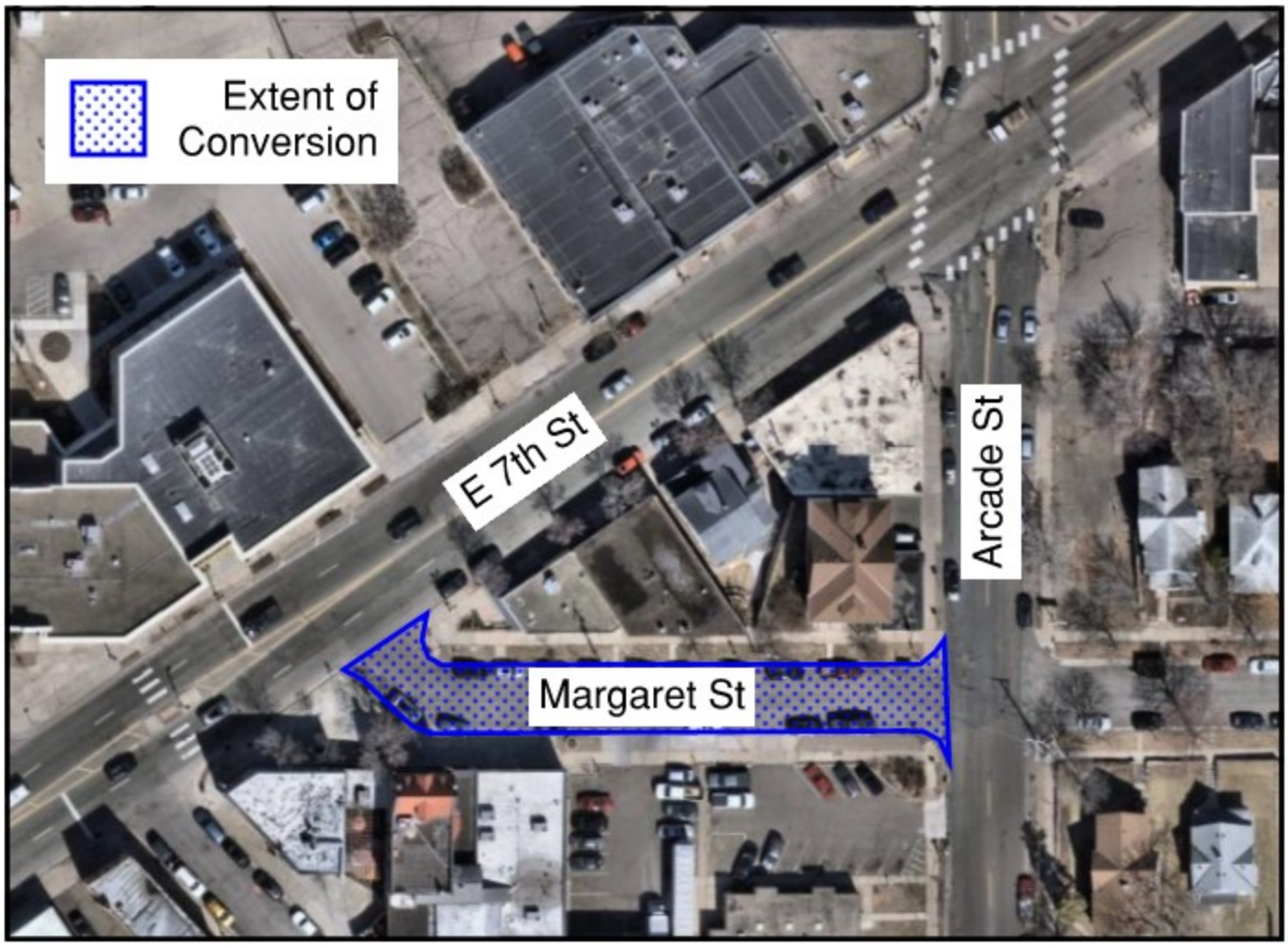
Changing one block of Margaret Street between Arcade Street and East 7th Street from a one-way

street westbound to a two-way street in accordance with Chapter 147 of the Legislative Code.

An Ordinance, pertaining to Chapter 147, One-Way Streets, of the Saint Paul Legislative Code:
THE CITY COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:
That in accordance with Section 147.01 of the Saint Paul Legislative Code the following block shall be removed from the City's established one-way streets:

STREET	**ONE-WAY DIRECTION**	**FROM**	**TO**
Margaret Street	Westbound	Arcade Street	East 7th Street

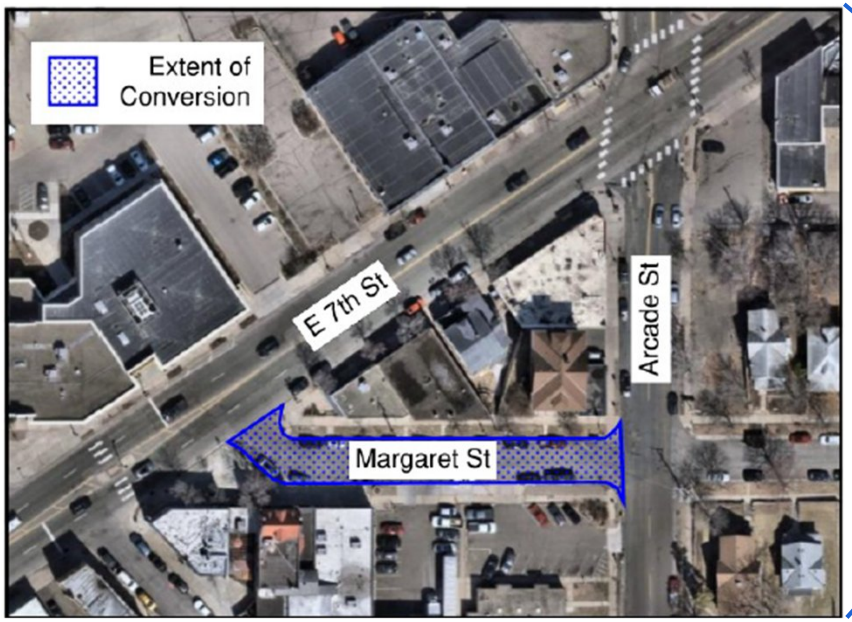
This ordinance shall take effect and be in force thirty (30) days following its passage, approval and publication and upon installation of appropriate traffic control devices.

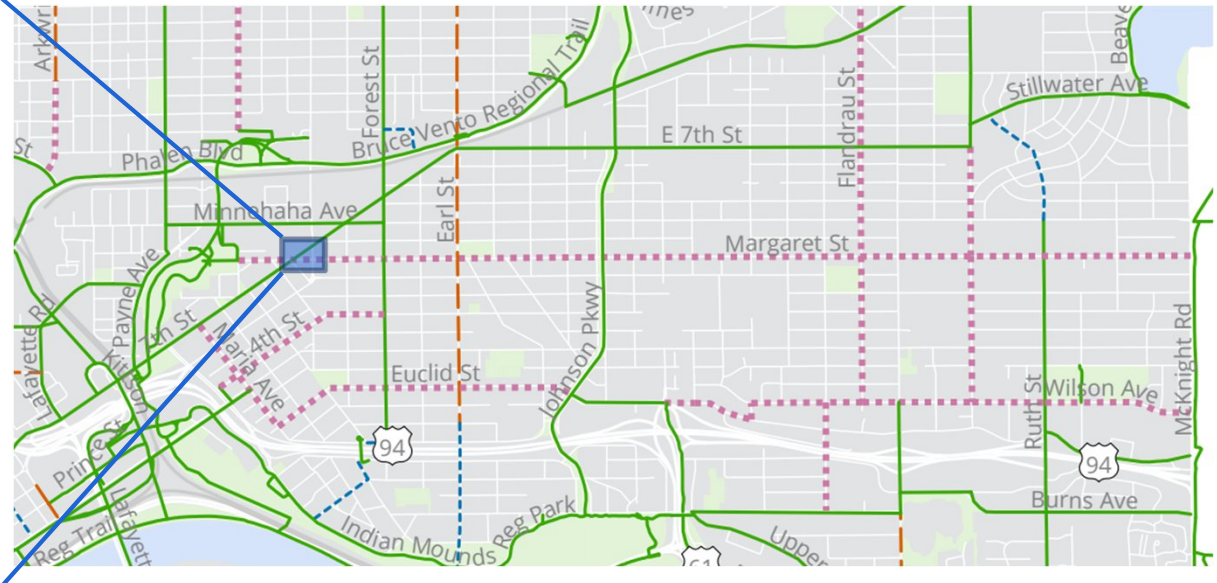

Extent of Conversion
E 7th St
Arcade St
Margaret St

Margaret Street Two-Way Conversion

Overview

- Margaret is two-way except one block between E 7th and Arcade Streets
- Margaret is a designated bike boulevard in Bike Plan
- Narrow street (30'), low traffic, relatively high parking demand
- Access to E 7th businesses, upper Swede Hollow Park, residences





Brief History

- Pre-2016: Margaret was two-way, aligned straight across E 7th
- 2016: temporary treatments to “square up” the intersection and convert Margaret to one-way eastbound from 7th to Arcade
- 2020: Pedestrian crossing improvements installed including curb extensions and median

Why convert from one-way to two-way?

- Simplification of rules and signage
- Bike boulevard comfort
- Safety improvements at 7th and Margaret
- Opportunity to implement with 2025 Residential Mill & Overlay project

Neighborhood engagement

- Distributed flyers in surrounding area
- Presented at Dayton's Bluff board meeting
- Addressed concerns related to width of street, cut-through traffic, sight distance

Margaret Street
Two-Way Conversion
East 7th to Arcade Streets

SAINT PAUL
PUBLIC WORKS

This year, the City of Saint Paul is proposing to convert Margaret Street from one-way to two-way between East 7th and Arcade Streets as part of the signing and striping of the Margaret Street Bike Boulevard.

What is the purpose of the conversion?

Margaret Street is identified as a Bike Boulevard on the Saint Paul Bicycle Plan, adopted in 2024. Converting this block to a two-way street is consistent with the rest of Margaret Street and makes biking more comfortable, maintains on-street parking, and simplifies driving routes.

What can I expect?

Crews will convert the street from one-way to two-way by replacing traffic signs. The process is simple and can be done within a day. It is expected to be completed in Fall 2025.

Who can I contact for more info?

City staff will be discussing the conversion at the Dayton's Bluff Community Council board meeting on **Monday, June 16 at 804 Margaret Street.** The meeting runs from 6:30 to 8:00 PM and is open to the public. Please feel free to attend.

If you can't make the meeting but you have questions or comments about the project, staff would love to hear them. Please contact:

Evan Marohn
Department of Public Works, City of Saint Paul
evan.marohn@ci.stpaul.mn.us
(651) 266-6218

Thanks!

Evan Marohn
Public Works – Traffic Engineering Division
Evan.Marohn@ci.stpaul.mn.us

SAINT PAUL
PUBLIC WORKS

STPAUL.GOV

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: Ord 25-48

File ID:	Ord 25-48	**Type:**	Ordinance	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	2666307	**In Control:**	City Council
				File Created:	08/07/2025
File Name:	Amending Chapter 130 of the Saint Paul Legislative Code - Procedure for Vacating Streets and Other Public Grounds			**Final Action:**	

Title: Amending Chapter 130 of the Legislative Code, Procedure for Vacating Streets and Other Public Grounds.

Notes:

Agenda Date: 08/20/2025

Sponsors: Noecker

Enactment Date:

Attachments: Ch. 130 summary.08072025, Impacts of Vacation ordinance (Ch. 130 Leg. Code) amendment.08072025, Vacation Primer.08072025

Financials Included?:

Contact Name: Sarah Sullivan

Hearing Date:

Entered by: riddhi.mistry@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Ord 25-48

Amending Chapter 130 of the Legislative Code, Procedure for Vacating Streets and Other Public Grounds.

SECTION 1

WHEREAS, the Real Estate Section of the Office of Financial Services is responsible for administering proceedings for the vacation of streets and public ways; and

WHEREAS, the Real Estate Section has conducted a review of Chapter 130 of the Legislative Code pertaining to the vacation of City right of way; and

WHEREAS, said review has identified provisions in need of clarification and updating, with the aim of simplifying and improving the City's vacation policies and procedures for the benefit of elected officials, City administrative staff, and property owners; now, therefore, be it

RESOLVED, that the Council of the City of Saint Paul does hereby ordain:

SECTION 2

Chapter 130.01 of the Saint Paul Legislative Code is hereby amended as follows:

Section 130.01. - Definitions. For the purposes of this Chapter, the following definitions apply:

~~The word "street," as used in this chapter, shall be construed to mean public grounds, public streets, alleys and highways in the City of Saint Paul.~~

Abutting: Real property touching, reaching, joining, bordering on, or contiguous with city property in the City of Saint Paul.

Affected property owners: Property owners whose properties either abut the street requested to be vacated or do not abut the street, but whose access to or use of such properties may be impaired, altered, or inconvenienced by the vacation of the street.

Facilities: Sewer, water, gas, electric, communication mains, pipes, conduits, wires, poles, towers, and other related public and private utility transmission equipment.

Real estate office: The Real Estate Section of the City's Office of Financial Services.

Street: Public streets and highways, alleys, walkways, right-of-way, or parts thereof in the City of Saint Paul, whether established by plat, direct conveyance, or condemnation, and whether opened and improved or unimproved.

Utilities: Legal entities that operate facilities within city right of way, including the City of Saint Paul, the Board of Water Commissioners of the City of Saint Paul, and private utility companies that operate within city right of way pursuant to franchise agreements with the city.

SECTION 3

Chapter 130.02 of the Saint Paul Legislative Code is hereby amended as follows:

Sec. 130.02. - Procedure for initiating proceedings.

(a) The council of the City of Saint Paul shall have the exclusive power to vacate public streets or portions thereof within the city. Vacation proceedings may be initiated in the following manner:

(1) Where the ~~City of Saint Paul~~ city owns fee title to all or any portion of the property sought to be vacated, any member of the ~~city~~ council or the mayor may submit a written petition therefore;

(2) By written petition of ~~the~~ a majority of ~~the~~ owners of the ~~property on the line of~~ properties abutting such street or portion thereof ~~sought~~ requested to be vacated;

(3) The ~~city~~ council may by resolution waive the requirement for the petition by a majority of owners ~~for a petition~~ of properties abutting the street or portion thereof requested to be vacated if the ~~city~~ council shall determine that a hardship exists thereof, and in such case ~~a petition~~ may be submitted by any number of owners of property ~~on the line of~~ abutting such street or portion thereof ~~sought to be vacated~~.

(b) All petitions shall ~~bring forth~~ describe the facts and reasons for such vacation, accompanied by a plat and a survey or detailed drawing of such street or streets proposed to be vacated. Petitions shall be addressed to the council ~~of the City of Saint Paul~~ and filed with the city clerk.

SECTION 4

Chapter 130.03 of the Saint Paul Legislative Code is hereby amended as follows:

Sec. 130.03. - Verified petitions and filing expense.

All petitions filed by owners as provided above shall be verified by the oath of one of the petitioners that the petition was signed by each ~~of the parties described~~ party identified in the petition and in presence of the affiant. Such petitions must be approved by the real estate

~~section of the~~ office ~~of financial services~~ as to ~~form~~ sufficiency before submission to the council. The real estate ~~section of the~~ office ~~of financial services~~ shall ~~certify~~ determine that the petition is signed by the requisite number of petitioners and that such petitioners are the owners of the property abutting upon the street or portion thereof ~~sought~~ requested to be vacated. For the purpose of verifying titles and ownership, ~~abstracts of~~ each petition shall include an ownership and encumbrance report prepared by a title ~~certified~~ company, or a deed including current ownership of real property abutting the street if there is only one abutting owner to the ~~date of petition or~~ street requested to ~~any time thereafter shall be submitted with the petition~~ vacated. At the time of filing such ~~petitions the owners petitioning therefor~~ petition, the petitioner shall pay to the city clerk one hundred dollars ($100.00) as the filing fee ~~therefor and coverage~~. Upon competition of the vacation process, as evidenced by council approval of the ~~city's~~ vacation resolution and the city's receipt of a certificate of completion in accordance with Sec. 130.07 of this chapter, the petitioner shall pay the city's publication, filing, and other ~~procedural~~ administrative costs ~~connected therewith~~, as determined and administered by the real estate office.

SECTION 5

Chapter 130.04 of the Saint Paul Legislative Code is hereby amended as follows:

130.04. - Public hearing.

(a) The real estate ~~section of the~~ office ~~of financial services~~ shall contact all affected city departments, ~~agencies~~ utilities, and other units of government that may have an interest in the street being considered for vacation for the purpose of submitting to the council a ~~report~~ resolution with ~~recommendations~~ terms and conditions concerning the vacation and the present or future needs and uses of the street ~~under consideration. This report~~ requested to be vacated. The resolution shall be ~~returned~~ submitted to the ~~city~~ council within sixty (60) days following the date of the ~~request~~ real estate office's approval of the sufficiency of the vacation petition unless the council shall grant an extension of, or the petitioner and the real estate office mutually agree to extend, the time thereof. Upon receipt of the ~~report and recommendation~~ resolution, the council shall fix a date for public hearing to consider the petition and afford an opportunity to all affected property owners to be heard. The ~~city clerk~~ real estate office shall cause notice of the hearing to be published once in the official newspaper of the city~~,~~ and mailed notice thereof ~~shall be given by the real estate section of the office of financial services~~ to all affected property owners ~~of land abutting on the street proposed to be vacated~~. Published notice and mailed notice shall be made at least twenty (20) days in advance of the public hearing.

(b) The council, at the public hearing or adjournment thereof, shall consider the petition and may, by resolution adopted by an affirmative vote of at least five (5) of its members, vacate and declare such street or portion thereof vacated and discontinued. The council may condition any vacation upon terms and conditions and such compensation being paid to the city as shall be set forth in its resolution. No vacation of any street shall ~~be allowed~~ become effective except upon the petitioner's compliance with all such terms and conditions ~~as may be~~ established by the ~~city~~ council in the resolution, as verified by the real estate office.

SECTION 6

Chapter 130.05 of the Saint Paul Legislative Code is hereby amended as follows:

Sec. 130.05. - Terms and conditions of vacation.

All vacations of streets made by the council shall be made upon and subject to the following terms and conditions:

(1) The council shall specify in the vacation resolution that any claim by any utility, city department, or other unit of government to access, construct, reconstruct, install, or repair, replace, relocate, maintain, or operate its facilities or exercise any property rights that such entities may possess within the street being vacated, is released and terminated except upon satisfaction of one of the following conditions:

(a) The entity has provided written evidence to the real estate office of its desire to reserve its property rights, regardless of whether the entity, if a utility, has existing facilities within the street being vacated; or

(b) The entity has not provided written evidence to the real estate office of its desire to reserve its property rights, but the real estate office has determined that the entity, if a utility, has existing facilities within the street being vacated; or

(c) The entity has an active franchise agreement with the City.

~~(2)~~ ~~(1)~~ The petitioner shall pay into the treasury of ~~said~~ the city such sum of money as may be fixed by the council in the vacation resolution as compensation ~~to the city for such vacation, and in addition thereto,~~ for the cost of the vacation proceedings; provided, however, that compensation shall not be required if the city is the petitioner as provided for in Section 130.02(a)(1).

~~(3)~~ ~~(2)~~ The ~~petitioners, or some of them,~~ petitioner shall ~~file with~~ agree to language in the ~~city clerk a bond or undertaking and/or file a written covenant~~ resolution, ~~as may be required and fixed by the council,~~ in such form as may be approved by the city attorney, ~~conditioned~~ to indemnify and hold the city harmless from any and all damages, claims for damages, costs, charges, and expenses of every kind and nature arising or growing out of the vacation of the street described in the resolution. ~~In~~ The council may additionally require that the ~~event~~ petitioner file with the city clerk a bond or undertaking ~~is required as provided herein, then no~~ and/or file a written covenant, in such form as approved by the city attorney, to condition these requirements. No bond or undertaking shall be for a period in excess of six (6) years from the date of acceptance of the terms and conditions.

~~The city shall reserve and hereby does reserve for itself and to and for any persons or corporations having public instrumentalities in the vacated street the right to install, maintain and operate any sewer, water, gas or electric main, pipe or conduit, or any other public instrumentality in or upon the vacated street and to enter upon such street or any portion thereof at any time and from time to time for the purpose of reconstructing, inspecting, maintaining or repairing same. Provided, that the council resolution may specify that the street or portion thereof to be vacated is released from the claim of the city, for itself or on behalf of any other person or corporation, to any right or easement therein for the construction, reconstruction, repair, maintenance and operation of any of the aforesaid instrumentalities by the city council's findings in said resolution that no such public instrumentality is located within the street or portion thereof to be vacated, or if so located therein is voluntarily surrendered or abandoned by the city. Provided further, additional to all other authority and power hereby conferred upon such city council, that said city council shall be authorized and empowered to make special provision in any~~

~~particular case for the reservation to said city, as an exception to the vacation of any public ground, public street, alley or highway, of a perpetual right or easement within the tract of land which shall embrace the vacation area for said city's construction, reconstruction, repair, maintenance and operation therein of public sewer, water, gas or electric mains, pipes, conduits or other public instrumentalities, despite the fact that no such public instrumentalities shall be located within such tract of land when the subject vacation shall be effected.~~

(4) If by virtue of such vacation, or if by subsequent grant, any street ~~or part thereof~~ shall become the property of any person or ~~corporation~~ legal entity paying a gross earnings tax in lieu of other taxes and assessments, such vacated street ~~or portion thereof~~ shall nevertheless be subject to assessments for any public or local improvements in common with other property deemed benefited thereby.

(5) Within sixty (60) days after ~~the publication~~ council adoption of any vacation resolution, the petitioner shall ~~file with the city clerk an~~ submit to the real estate office a signed acceptance in writing of the conditions of such resolution, and shall within the period(s) specified within the terms and conditions of such resolution comply in all respects with the terms and conditions therein. In case of failure to ~~file~~ submit such acceptance within sixty (60) days and to comply with such conditions set forth in said resolution, the ~~resolution shall be ipso facto null and void; provided, however, that the council may, by resolution adopted by an affirmative vote of at least five (5) of its members prior to the expiration of said sixty day period, or prior to the expiration of the period(s) for compliance specified in such resolution, amend the vacation resolution so as to extend the time for compliance for an additional period~~ real estate office may extend the time for compliance for no greater than an additional sixty (60) day period.

(6) The terms and conditions specified in this section shall be deemed to be part of every vacation resolution, and such resolution shall refer to this chapter by citation and set out the conditions. The imposition of the conditions herein specified shall not be construed to preclude the council from imposing such other and further conditions as it may deem advisable in particular cases.

SECTION 7

Chapter 130.06 of the Saint Paul Legislative Code is hereby amended as follows:

Sec. 130.06. - Waiver of retained easements.

~~(a) The terms and conditions specified in section 130.05 shall be deemed to be a part of every vacation resolution, and such resolution shall refer to this chapter by citation, but need not set out the conditions. The imposition of the conditions herein specified shall not be construed to preclude the council from imposing such other and further conditions as it may deem advisable in particular cases.~~

(a) The terms and conditions as specified and reserved in section 130.05(3) may be waived by subsequent resolution of the council ~~of the City of Saint Paul~~, said resolution to ~~be adopted and approved by no fewer than five (5) votes of the council members present and voting, and said resolution to~~ recite therein that the City of Saint Paul, for itself and ~~for~~ on behalf of those ~~persons~~ entities and utilities for whom it has previously reserved easements, rights, and other claims in said vacated street ~~property for the installation, maintenance and operation of any sewer, water, gas or electrical main, pipe or conduit of~~

~~public instrumentality~~, and upon receipt in writing of certificates of intended nonuse of reserved rights, easements, and other claims by the ~~affected city departments or public service corporations~~ entities, shall, as to said vacation ~~property~~, waive, terminate, and extinguish said retained rights, easements, and other claims~~.~~, as adopted and approved by no fewer than five (5) votes of the council members present and voting.

SECTION 8

Chapter 130.07 of the Saint Paul Legislative Code is hereby amended as follows:

Sec. 130.07. - Certificate of completion.

Upon the petitioner's written compliance with all ~~of the~~ terms and conditions of ~~such~~ the vacation resolution, ~~the city clerk shall issue a certificate to the effect that~~ as verified by the ~~petitioners, or some of them, have complied with the terms and conditions of such resolution and that thereby~~ real estate office, said resolution ~~has~~ shall become operative~~. The city clerk~~ and the real estate office shall file a city clerk certified copy ~~such certificate, together with a copy of the vacation~~ of said resolution~~,~~ with the office of the county recorder and/or registrar of titles of Ramsey County and shall notify ~~all affected city departments~~ the city's department of public works of such filing.

SECTION 9

Chapter 130.08 of the Saint Paul Legislative Code is hereby amended as follows:

Sec. 130.08. - Rescission of resolutions-Failure to comply with conditions.

In the event the petitioner ~~shall~~ fails to comply with the conditions of the vacation resolution or to submit a signed written acceptance of the conditions of the resolution within the 60-day time period ~~of time~~ or extension thereof, as set forth ~~therein,~~ in Sec. 130.05 (5), the ~~city clerk~~ real estate office shall ~~so~~ notify the ~~city~~ council, and the council shall, by resolution, ~~shall~~ rescind its previous resolution vacating the street or portion thereof. Copies of said resolution shall be transmitted by the ~~city clerk~~ real estate office, to the petitioner, and to all ~~affected city departments~~ utilities.

SECTION 10

This Ordinance shall take effect and be in force thirty (30) days following passage, approval, and publication.

Ch. 130, Legislative Code, Procedure for Vacating Streets
Summary of Proposed Amendments

Office of Financial Services – Real Estate Section (with City Attorney review and approval)
August 7, 2025

Purpose of the ordinance amendment:

To clarify, update and simplify the City's right-of-way vacation ordinance with the goal of improving the vacation procedures for the benefit of elected officials, city administrative staff and property owners who petition for the vacations. No new laws or legal requirements are being created by the amendment.

Sec. 130.01 – Definitions

- Adds new definitions to more precisely specify terms used throughout the ordinance

Sec. 130.02 – Procedure for initiating proceedings

- Clarifies and adds precision to terms associated with property owner petitions to vacate right-of-way

Sec. 130.03 – Verified petitions and filing expense

- Clarifies requirements for petitions and costs to petitioners

Sec. 130.04 – Public hearing

- Clarifies steps taken by Real Estate staff to seek input on petitioned vacations from city departments and public and private utilities
- Allows an extension – by agreement of the City and petitioner – on the 60-day turnaround from petition submission to Council approval
- Clarifies when the vacation becomes effective, i.e., when the petitioner complies with all terms and conditions established in the vacation resolution

Sec. 130.05 – Terms and conditions of vacation

- **This section reflects the key substantive changes that prompted revision of the ordinance:**
    - Clarifies that when the City vacates or terminates its right-of-way easement rights, any other easement rights the city or public and private utilities may have in the right-of-way are also terminated unless: the affected entity specifically reserves its rights, or OFS/Real Estate determines that a utility has existing facilities located in the vacation area, or the utility is a city franchisee
    - Clarifies language for costs to petitioners for the vacation
    - Removes the petitioner requirement to file a bond but gives Council the right to require one. Also, clarifies language requiring the petitioner to indemnify the City
    - Eliminates unnecessary, complicated and archaic text
    - Clarifies the timeframe for a petitioner to submit a signed compliance form after Council approval of the vacation (60 days), and allowing up to a 60-day extension

Sec. 130.06 – Waiver of retained easements

- Reorganizes and clarifies the language permitting the later release of conditions or utility easement rights that were retained in a previous vacation resolution

Sec. 130.07 – Certificate of completion

- Clarifies that when a petitioner signs a compliance form stating the petitioner will comply with all terms and conditions of the vacation resolution, Real Estate will file a certified copy of the resolution with the county recorder's office

Sec. 130.08 – Rescission of resolutions – Failure to comply with conditions

- Clarifies the requirements to rescind a Council-adopted vacation resolution if the petitioner fails to comply with the resolution conditions within a 60-day time period or permitted extension.

Vacation Ordinance (Ch. 130, Leg. Code)
Proposed Amendment – Impacts on Participants

OFS/Real Estate
August 7, 2025

City Departments and Public/Private Utilities

What continues:

- Real Estate will send a vacation information and a "reply form" for feedback on whether they support or oppose the vacation (and why), and whether utilities wish to retain easement rights after the right-of-way is vacated.

- Real Estate will continue to reflect in the city council vacation resolutions any conditions or requirements departments and utilities may impose related to the vacation or any release or retention of utility easements they may want.

- Utilities may continue to retain their easement rights in a vacation area even if they do not currently have facilities located in the vacation area.

- There continues to be a mechanism to release easements subsequent to a vacation. Real Estate will continue to request department/utility input on such easement-release requests as they come in.

What's new:

- Clarification of definitions:
    - Facilities: "sewer, water, gas, electric, communication mains, pipes, conduits, wires, poles, towers, and other related public and private utility transmission equipment."
    - Street: "public streets, highways, alleys, walkways, right-of-way, or parts thereof in the city of Saint Paul, whether established by plat, direct conveyance or condemnation, and whether opened and improved or unimproved."
    - Utilities: "legal entities that operate facilities within city right of way, including the City of Saint Paul, the Board of Water Commissioners of the City of Saint Paul, and private utility companies that operate within city right of way under franchise agreements with the city."

- KEY CHANGE: Release/retention of easement rights:
    - In the event a utility does not respond to Real Estate's request for input on the vacation in a reasonable timeframe, or does not respond at all, the vacation resolution will retain the utility's easement rights if it has existing facilities in the vacation area or if the utility is a city franchisee, and will

release its easement rights if OFS/Real Estate determines no facilities are located in the vacation area or the utility is not a city franchisee.

City Administration (OFS/Real Estate)

What continues:

- Allows Mayor to submit a vacation petition if desired
- No impact on the city budget

What's new:

- Nothing

City Council

What continues:

- Allows Council to submit a vacation petition if desired
- Vacation resolution heard at a properly notified public hearing (20-day notice)
- 5 votes required to pass the resolution
- Ability to rescind the vacation resolution if the petitioner fails to comply with conditions imposed in the resolution
- No impact on the city budget

What's new:

- Nothing

Property Owners

What continues:

- Process largely the same:
    - Same timeframe
    - Allowance for "hardship" petition if necessary
    - Same right to bring petition before Council at a public hearing
    - Same city notification requirements
    - Ability to later release utility easements after previous vacation
    - No cost increase in the filing/application fee ($100)

What's new:

- Clarifies information required in a petition (e.g., ownership and encumbrance report or deed, not property abstract; plat, survey or detailed drawing of street proposed to be vacated)
- Sets a 60-day time limit on petitioners signing a certificate of completion accepting the conditions of the vacation resolution (or up to a 60-day extension, as permitted by OFS/Real Estate). If petitioners fail to comply, Real Estate must prepare a Council resolution to rescind the vacation.

Question:
Are there potential negatives resulting from the proposed amendment (e.g., restricted rights, added bureaucracy, more confusion)?

Answer:
No, just the opposite. The amendment clarifies terms and procedures that benefit all parties: petitioners, city departments, utilities, Administration, Council.

Vacation of City Right-of-Way: A Brief Primer
Office of Financial Services – Real Estate

August 7, 2025

What does "vacation of city right-of-way" mean?

Vacation is a term that means to release, terminate or extinguish city right-of-way (ROW) easement rights. It can also generally refer to the release of public utility easement rights (e.g., storm sewer, sanitary sewer, water) and private utility easement rights (gas, electric, communications). The vacation process is authorized by and specified in city ordinance.

What exactly is "city ROW?"

City ROW is property in the city that is dedicated to public use for transportation purposes such as highways, streets, alleys and pedestrian trails. ROW generally includes improvements and facilities such as streets, curbs, gutters, underground sewers, water mains, gas lines, overhead power or communication lines, sidewalks, boulevards, street lighting, public trees, pedestrian bike lanes, trails, and pathways. ROW easement rights are most often established by plat, but sometimes by conveyance of deeds or easement documents. ROW rights are most often easements within land that is owned in "fee" by another party. Most "underlying fee owners" of ROW are the owners of property abutting the ROW.

Why does city right-of-way sometimes need to be vacated?

Most city ROW was platted many years ago, even as early as the mid-1800s. What were intended to be opened, functioning public streets or alleys were mostly improved as such, but some ROW was never improved and remained a street or alley on paper only. Occasionally, owners of property that abuts platted, unopened ROW – or ROW that was opened, improved and used by the public but later became abandoned – want to construct buildings or other improvements within the ROW, but they cannot do so until it is vacated and the utility easements within the ROW are also released.

What does the city's vacation ordinance do?

It establishes the process for vacating ROW rights. It specifies who can petition for a vacation, what information is needed to process a vacation, and how city departments and utilities should weigh in on the vacation request. It also provides for approval of the vacation via resolution before the City Council at a public hearing. And it lays out after-approval steps and options for rescinding the vacation if petitioners do not comply with the terms and conditions of the vacation.

Why is there a need to amend the vacation ordinance?

1) The current text is unclear, repetitive and antiquated, and needs to be updated to improve clarity and understandability.
2) Real Estate often delays timely processing of vacation petitions because utility companies do not always provide timely feedback on whether to retain or release their easement rights. The key ordinance amendment helps keep the process moving by allowing the City to release all utility easement rights <u>unless</u>: a utility says they want to retain those rights; city staff determine the utility has a facility (e.g., power line, gas pipe, sewer or water pipe) within the ROW; or the utility is a city franchisee. This more efficient process benefits property owners and developers who want a vacation completed as quickly as possible.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES PH 25-168

File ID:	RES PH 25-168	**Type:**	Resolution-Public Hearing	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-204-6216	**In Control:**	City Council
				File Created:	07/28/2025
File Name:	Approving the request of Energy Park Utility Company to amend rates			**Final Action:**	
Title:	Approving the request of Energy Park Utility Company to amend rates.				
Notes:					
				Agenda Date:	08/27/2025
Sponsors:	Privratsky			**Enactment Date:**	
Attachments:	Letter to Shari Moore, City Clerk, Schedule A, SPPA Board Memo, SPPA Resolution No. 4817, Financial Analysis			**Financials Included?:**	
Contact Name:	Holly Huston			**Hearing Date:**	
Entered by:	amk@sppa.com			**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES PH 25-168

Approving the request of Energy Park Utility Company to amend rates.

WHEREAS, pursuant to Section 6(e) of the Franchise Ordinance granted by the City in connection with the operation of the Energy Park Utility Company and Ordinance 21-44, notice was filed with the City Clerk on July 9, 2025, notify the City of Saint Paul of proposed changes to Schedule A effective October 1, 2025; and

WHEREAS, on July 23, 2025, Schedule A was filed with the City Clerk for Energy Park Utility Company rates effective October 1, 2025; and

WHEREAS, the Chilled Water demand charge of $2,027.00 per MMBtuh per Month is an increase of 2.0% and the Hot Water demand charge of $1,925.00 per MMBtuh per Month is an increase of 2.0%;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Saint Paul that pursuant to Section 16.03 of the City Charter public hearing requirement, and Section 6(e) of the Franchise Ordinance in effect with respect to the Energy Park Utility Company, the proposed Schedule A is hereby approved.

DISTRICT ENERGY
ST. PAUL™
AA/EEO Employer/M/F/Veterans/Disability

Hans O. Nyman Energy Center
76 Kellogg Boulevard West
Saint Paul, MN 55102 - 1611

Tel: 651.297.8955
Fax: 651.221.0353
www.districtenergy.com

July 23, 2025

Shari Moore
City Clerk
310 City Hall
15 Kellogg Boulevard West
Saint Paul, MN 55102

Re: Energy Park Utility Company Rates

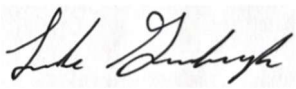
Dear Ms. Moore:

Pursuant to the Energy Park Utility Company Franchise and previous notice filed July 9, 2025, District Energy St. Paul, Inc., hereby files its amended Energy Park Utility Company Schedule A. The rates therein will be charged on all bills for hot water and chilled water service beginning with the billing month of October 2025, effective October 1, 2025, and will remain in effect until superseded. As detailed in the enclosed exhibit, the new rates are:

Chilled Water Demand Charge	$2,027.00 per MMBtuh per Month
Hot Water Demand Charge	$1,925.00 per MMBtuh per Month

This is a routine annual rate adjustment as envisioned by the franchise and the Hot and Chilled Water Service Agreement. Please contact me at 651.297.8955 if there are any questions.

Sincerely,



Luke Gaalswyk
President

Enclosures: Saint Paul Port Authority Resolution No. 4817, Schedule A (Amended)

cc: City Council Members
Saint Paul Port Authority Board of Commissioners
Todd Hurley, President, Saint Paul Port Authority
Emily Lawrence, General Counsel, Saint Paul Port Authority
Laura Logsdon, Interim Director, Financial Services
Sarah Brown, Treasurer, Financial Services
Lyndsey Olson, City Attorney
District Energy St. Paul Board
Andrew Kasid, Executive VP, CFO District Energy St. Paul, Inc.

SCHEDULE A (AMENDED)
to
ENERGY PARK UTILITY COMPANY FRANCHISE
granted to the
SAINT PAUL PORT AUTHORITY
by the
CITY OF SAINT PAUL

(C.F. No. 05-344, § 2, 5-11-05; Ord No. 10-59, § 1, 1-12-11; Ord 16-11, § 1, 6-22-16; Ord 21-44, § 1, 11-10-21)

COMPANY CHARGES: Pursuant to the Energy Park Utility Company Franchise, the following rates shall be effective beginning October 1, 2025 and shall remain in effect until superseded:

FIXED CUSTOMER CHARGE: Customer Charge $100.00 per month per Customer.

DEMAND CHARGE: Beginning on October 1, 2025, the Demand Charge portion of the Hot Water and Chilled Water rate schedules shall be as follows:

i)	Budgeted Operating Expenses (10/1/25 to 9/30/26)	$1,033,770
ii)	All Debt Service Costs and Requirements	937,550
iii)	Fixed Reimbursement	0
	Subtotal	$1,971,320
	Multiplied By	1
iv)	Budgeted demand revenues before Reserve for Repairs, Replacements, Modifications, and Expansions	$1,971,320
	Divided By	89.57%
	Budgeted Total Demand Revenues	$2,200,847
	Divided by Budgeted Cooling Energy Demand (Total MMBtuh)	575.184
	Chilled Water Demand Charge ($ per MMBtuh per Month)	$2,027.00
	Divided by Budgeted Heating Energy Demand (Total MMBtuh)	537.636
	Heating Demand Charge ($ per MMBtuh per Month)	$1,925.00

COMMODITY CHARGE: The Hot Water Commodity Charge is $3.80 per MMBtu, and the Chilled Water Commodity Charge is $3.73 per MMBtu.

FUEL ADJUSTMENT CHARGE: The commodity portion of the Hot Water and Chilled Water rate schedules will be adjusted upward or downward each month based on the difference between actual variable costs and base variable costs. (The base variable costs built are $3.80 per MMBtu for Hot Water and $3.73 per MMBtu for Chilled Water.) Actual variable costs will be computed each month by dividing the cost of fuel (electricity, gas, oil, propane and any other fuel) plus water treatment expenses to operate the central energy plant by sales made during the corresponding month. The fuel adjustment charge applied to each customer's bill will be the difference between actual variable costs and base variable costs (expressed dollars per MMBtu) multiplied by that customer's heating or cooling energy use during the corresponding month. Actual variable costs for the current month will not be known at the time of billing; and, therefore, for the purpose of computing the fuel adjustment charge, actual variable costs shall be deemed to be the average monthly actual variable costs over the preceding twelve (12) months.

ADMINISTRATIVE SERVICES CHARGE: The Administrative Services Charge shall be established pursuant to the Energy Park Utility Company Franchise.

BILLING ADMINISTRATIVE SERVICE CHARGE: The Billing Administrative Service Charge is that part of the rate schedule to be paid by Customers who desire to have their total monthly bill subdivided and billed directly to tenants based on allocation factors or submeters. The Billing Administrative Service Charge is $75.00 per month per bill.

LATE FEE: The Company may charge a late payment penalty of five (5) percent of the total amount due which may be added to bills which are not paid within twenty-one (21) days of the billing date.

SURCHARGE: All rates for providing Chilled Water and Hot Water services will be subject to the City of Saint Paul franchise fee and other appropriate state and local taxes. Residential, commercial and industrial bills shall be subject to separate charges.

Saint Paul
PORT AUTHORITY

MEMORANDUM

To: CREDIT COMMITTEE
BOARD OF COMMISSIONERS

Meeting Date: June 24, 2025

From: Holly Huston

Subject: **ENERGY PARK UTILITY COMPANY FRANCHISE APPROVAL OF RATES RESOLUTION NO. 4817**

Action Requested:
Approval of Schedule A – Energy Park Utility Company ("EPUC") rates effective October 1, 2025.

Background:
The EPUC Franchise Ordinance Section 6(e) requires the Board of the Port Authority of the City of Saint Paul (the "Port Authority") to approve any changes in the schedule of rates and charges. The rates typically change each year based on the budgeted costs of operating EPUC. The customers of EPUC acknowledged the Franchise Agreement and the periodic change in rates in the First Amendment to the Hot and Chilled Water Service Agreement. The rates effective October 1, 2025, reflect the budgeted costs for 2025-2026.

Proposal:
Attached please find Schedule A, which includes a complete list and the methodology for establishing the new rates effective October 1, 2025. In summary, new rates will be:

	Current Charges	Proposed Charges 10/01/2025	% Change
Demand Charge ($/MMBtu/Mo):			
Heating Demand Charge	$1,888.00	$1,925.76	2.00%
Chilled Water Demand Charge	$1,988.00	$2,027.76	2.00%
Hot Water Commodity Charge Base ($/MMBtu)	$ 3.80	$ 3.80	0.00%
Chilled Water Commodity Charge Base ($/MMBtu)	$ 3.73	$ 3.73	0.00%
Fuel Adjustment Charge – Difference Between Actual Cost and Base Variable Cost ($/MMBtu)		Varies	

Rate increases from 2014 – 2024 have ranged from 1.78% to 4.20%, with an average increase of 2.7%. The last rate increase took effect on October 1, 2024.

Recommendation:
We recommend approval of Schedule A – Energy Park Utility Company (EPUC) rates effective October 1, 2025.

Attachments: Resolution
Schedule A

RESOLUTION OF THE
PORT AUTHORITY OF THE CITY OF SAINT PAUL

[ENERGY PARK UTILITY COMPANY FRANCHISE – 2025-2026 RATE SCHEDULE]

WHEREAS, the City of Saint Paul granted the Port Authority of the City of Saint Paul (the "Port Authority"), doing business as Energy Park Utility Company, a franchise for providing hot and chilled water in the Energy Park Industrial District in 1982;

WHEREAS, the Energy Park Utility Company franchise ordinance requires the Port Authority Board to approve any changes in the schedule of rates and charges and recommend such changes for approval by the Saint Paul City Council; and

WHEREAS, Port Authority staff has proposed a new rate structure reflecting the proposed 2025-2026 budget as set forth in Schedule A attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PORT AUTHORITY OF THE CITY OF SAINT PAUL, that the rates for the Energy Park Utility Company as set forth in Schedule A are hereby adopted effective October 1, 2025; and

BE IT FURTHER RESOLVED, that the President, on behalf of the Port Authority, is hereby authorized and directed to file the proposed rate schedule with supporting information with the City Clerk of the City of Saint Paul for approval of the rates pursuant to the Energy Park Utility Company franchise ordinance.

Adopted: June 24, 2025

PORT AUTHORITY OF THE
CITY OF SAINT PAUL

By _____

Its Chair

ATTEST:

By _____

Its Secretary

Attachment: Schedule A

City of Saint Paul Financial Analysis

File ID Number:	RES PH 25-168			
Budget Affected:	Operating Budget	Financial Services	General Fund	
Total Amount of Transaction:	N/A			
Funding Source:	Other		Please Specify:	EPUC Franchise Fee
Charter Citation:	Legislative Code, Appendix G			

Fiscal Analysis

Pursuant to Section 6e of the Energy Park Utility Company Franchise, Energy Park Utility Company hereby files notice of the rates to be charges to the Energy Park Utility Company effective October 1, 2025. These rates are based on the 2025-26 operating budget from October 1, 2025 through September 30, 2026. The Chilled Water demand charge of $2,027.00 per MMBtuh per Month is an increase of 2.0% and the Hot Water demand charges of $1,925.00 per MMBtuh per Month is an increase of 2.0%. The last rate filing was effective October 1, 2024 when in the Hot Water and the Chilled Water demand charges increased by 2.0%.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES PH 25-177

File ID:	RES PH 25-177	**Type:**	Resolution-Public Hearing	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-9137	**In Control:**	City Council
				File Created:	08/12/2025
File Name:	SLV - Nativity of Our Lord Catholic Parish/School - 8/27/2025			**Final Action:**	

Title: Approving the application of Nativity of Our Lord Catholic Parish/School for a Nativity County Fair event on Friday, 09/12/2025, Saturday, 09/13/2025 and Sunday, 09/14/2025 for a sound level variance in order to present live amplified sound at the Nativity of Our Lord Catholic Parish/School, 1900 Wellesley Avenue.

Notes:

		Agenda Date:	08/27/2025
Sponsors:	Jost	**Enactment Date:**	
Attachments:	Application, ENS, Map, Letter to Owners, Owners List, Letter to Applicant, Julie Kaupa public comment, Patrick Martin public comment, Resident public comment	**Financials Included?:**	
Contact Name:	Barb	**Hearing Date:**	
Entered by:	david.eide@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES PH 25-177

Approving the application of Nativity of Our Lord Catholic Parish/School for a Nativity County Fair event on Friday, 09/12/2025, Saturday, 09/13/2025 and Sunday, 09/14/2025 for a sound level variance in order to present live amplified sound at the Nativity of Our Lord Catholic Parish/School, 1900 Wellesley Avenue.

WHEREAS, Chapter 293 of the Saint Paul Legislative Code was enacted to regulate the subject of noise in the City of Saint Paul; and

WHEREAS, §293.09 provides for the granting of variances from the sound level limitations contained in §293.07, upon a finding by the City Council that full compliance with Chapter 293 would constitute an unreasonable hardship on the applicant, other persons or on the community; and

WHEREAS, Nativity of Our Lord Catholic Parish/School, represented by Michael Reif, Nativity County Fair Steering Committee Member, who has been designated as the responsible person on the application, has applied for a variance, at a requested sound level limit of 90 dBA at no specified distance, to present amplified sound for the Nativity of Our Lord Catholic Parish/School for a Nativity County Fair event on September 12, September 13 and September 14, 2025 at Nativity of Our Lord

Catholic Parish/School, 1900 Wellesley Avenue. Applicant has requested a variance for the hours of 5:00 p.m. until 10:00 p.m., with a pre-event sound check at 3:00 p.m. on Friday, September 12; for the hours of 12:00 p.m. until 10:00 p.m. on Saturday, September 13, 2025, and the hours of 10:00 a.m. until 3:00 p.m. on Sunday, September 14, 2025 for a Parish Nativity County Fair event; and
WHEREAS, if applicant is not granted a variance applicant will not be able to present amplified sound at the September 12, September 13 and September 14, 2025 at the Nativity of Our Lord Catholic Parish/School, Nativity County Fair event,1900 Wellesley Avenue.; and
WHEREAS, the Department of Safety and Inspections has reviewed the application and has made recommendations regarding conditions for the variances. Now, therefore, be it
RESOLVED, that the Council of the City of Saint Paul hereby grants a variance to Nativity of Our Lord Catholic Parish/School, subject to the following conditions:
1) The Variance shall be for the requested variance hours of 5:00 p.m. until 10:00 p.m., with a pre-event sound check at 3:00 p.m. on Friday, September 12, 2025; for the hours of 12:00 p.m. until 10:00 p.m. on Saturday, September 13, 2025, and the hours of 10:00 a.m. until 3:00 p.m. on Sunday, September 14, 2025 for a Parish Nativity County Fair event.

2) All electronically powered equipment used in conjunction with the event shall not exceed 90 dBA at 50 feet from all sound sources during the 09/12/2025 event from 5:00 p.m. until 10:00 p.m.; from 12:00 p.m. until 10:00 p.m. on Saturday, 09/13/2025 and from 10:00 a.m. until 3:00 p.m. on Sunday, 09/14/2025. All electronically powered equipment used in conjunction with the events shall not exceed 80 dBA at 50 feet from all sound sources during the pre-event sound check; and

3) The applicant shall monitor the decibel level from the variance approved distance of each noise source and create a report that records the general operating decibel levels within 15 minutes of the start of each performing act and at intervals no greater than 60 minutes apart thereafter. The report shall be made available for viewing by city staff, upon request during the variance or within 30 days thereafter. Applicant shall also conduct a decibel reading during the variance upon request of city staff.
4) All electronically powered equipment, PA systems, loudspeakers or similar devices shall be turned off no later than 9:59 p.m. on September 12 and 13, 2025 and no later than 3:00 p.m. on September 14, 2025, the event dates.
FURTHER RESOLVED, that any violations of the conditions set forth above on the September 12, 13 or 14, 2025 dates may result in denial of future requests for the grant of a noise variance, in addition to any criminal citation which might issue.

SAINT PAUL
SAFETY & INSPECTIONS

Received
JUN 3 0 2025
City of Saint Paul - DSI

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

Sound Level Variance Application
Legislative Code Chapter 293 - Noise Regulations

Application and $178 fee should be submitted a minimum of sixty (60) days prior to the event date to allow ample time for required public notification period and scheduling of a Council public hearing. Applications submitted within sixty (60) days of the event date may not satisfy the processing timeline requirements.

1. *Organization/person seeking variance:* Nativity of Our Lord Catholic Parish/School

2. *Event Name:* Nativity County Fair

3. *Address and physical description of noise source location (Event, Worksite):* 1900 Wellesley Ave (sound will come from PA system on stage in front of school building plaza)

4. *Responsible person:* Michael Reif *Title:* Steering Committee

5. *Telephone:* 651-343-1228 *E-Mail:* mreif@robinskaplan.com

6. *Date(s) variance requested:* September 12, 13, 14, 2025

7. *Noise source - Time(s) of operation:* 9/12 (5pm-10pm); 9/13 (12pm-10pm); 9/14 (10am-3pm)
- Time(s) of pre-event sound check: September 12 (3pm)

8. *Sound level requested at 50 feet from noise source (dBA/Decibels):* 85-90 dBA

9. *Mailing address w/zip code:* 1900 Wellesley Ave, St. Paul, MN 55105

10. *Briefly describe the noise source and equipment involved:* 2 LA 110 Hipac 10" 2-way speaker cabinet; 2 HD 115 subwoofers; 3 power amps crown DCi 4/1250 500 watt

11. *Describe the steps that will be taken to minimize the noise levels:* We have hired a sound and design professional to operate the system

12. *State reason for seeking variance (example - music, announcements, construction, etc.):* Music, stage entertainment, and church service during Nativity County Fair event

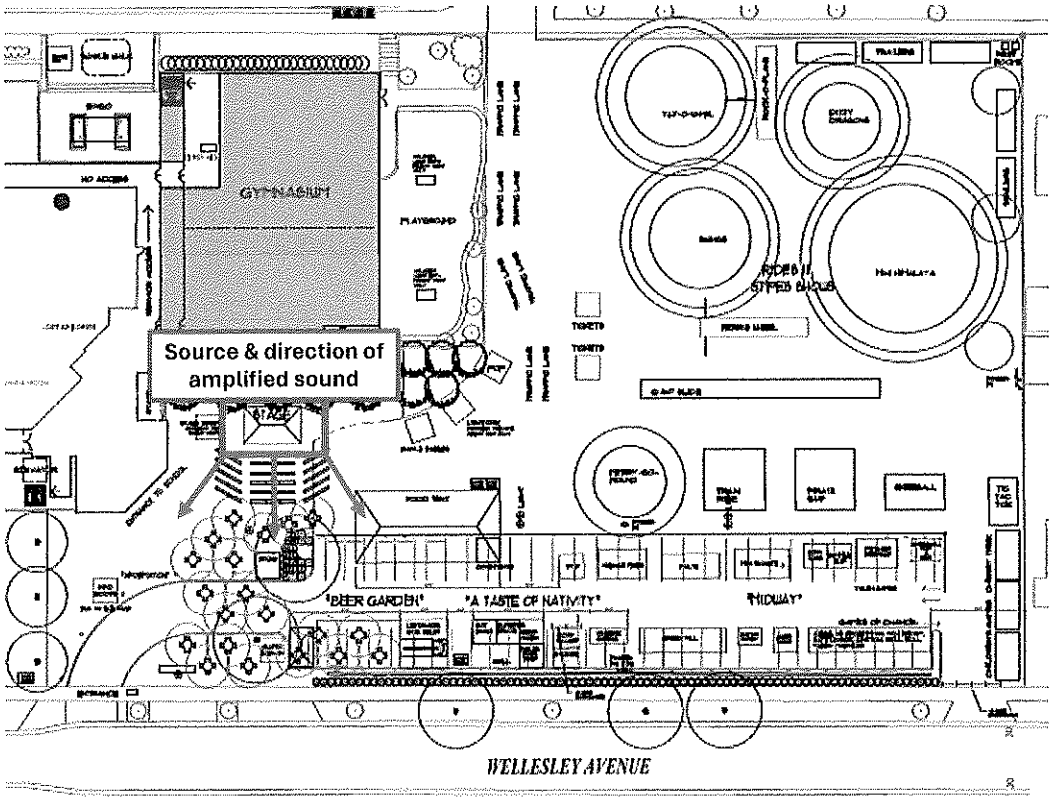
13. *Maximum number of attendees:* 3000

14. *A site diagram & map must be attached showing location of noise source(s), streets, stages, tents, etc.* ***(If there will be amplified sound, indicate location and direction that all speakers will be facing). Multiple locations may require more than one application.***

15. *Submit completed application, site diagram/map, and $178 fee to:*

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
SAINT PAUL, MN 55101-1806

Signature of responsible person: **Date:** 6/12/25


Source & direction of amplified sound
GYMNASIUM
PLAYGROUND
STAGE
'BEER GARDEN'
'A TASTE OF NATIVITY'
'MIDWAY'
WELLESLEY AVENUE

DSI RECEIPT

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street Suite 220
Saint Paul, Minnesota 55101-1806
Phone: (651) 266-8989 Fax: (651) 266-9124
www.stpaul.gov/dsi

Date: 07/17/2025

Received From: NATIVITY OF OUR LORD CHURCH
1900 WELLESLEY AVE ST PAUL MN 55105

Description:

Invoice Details	Invoice Amount	Amount Paid
1180418		
Noise Variance	$178.00	$178.00

TOTAL AMOUNT PAID: **$178.00**

Paid By:

Payment Type	Check #	Received Date	Amount
Check	6625	07/17/2025	$178.00

David Eide

From: City of Saint Paul <cityofsaintpaul@public.govdelivery.com>
Sent: Thursday, July 17, 2025 2:34 PM
To: David Eide
Subject: Courtesy Copy: Sound Level Variance Application - Nativity County Fair

This is a courtesy copy of an email bulletin sent by Frances Birch.

This bulletin was sent to the following groups of people:

Subscribers of ENS - D14: Macalester-Groveland Community Council (1644 recipients)

An application for a sound level variance has been received from Michael Reif, for Nativity of Our Lord Catholic Parish/School, for a Nativity County Fair event on Friday September 12, Saturday September 13, and Sunday September 14, 2025 from 5:00pm-10:00pm on Friday September 12; from 12:P00pm-10:00pm on Saturday September 13; and from 10:00am-3:00pm on September 14, 2025 with a pre-event sound check on Friday September 12, 2025 at 3:00pm. The event will take place at 1900 Wellesley Ave - Nativity of Our Lord Catholic Parish/School. Furth details on this event will be forthcoming.

SAINT PAUL
MINNESOTA

Questions? Contact Us

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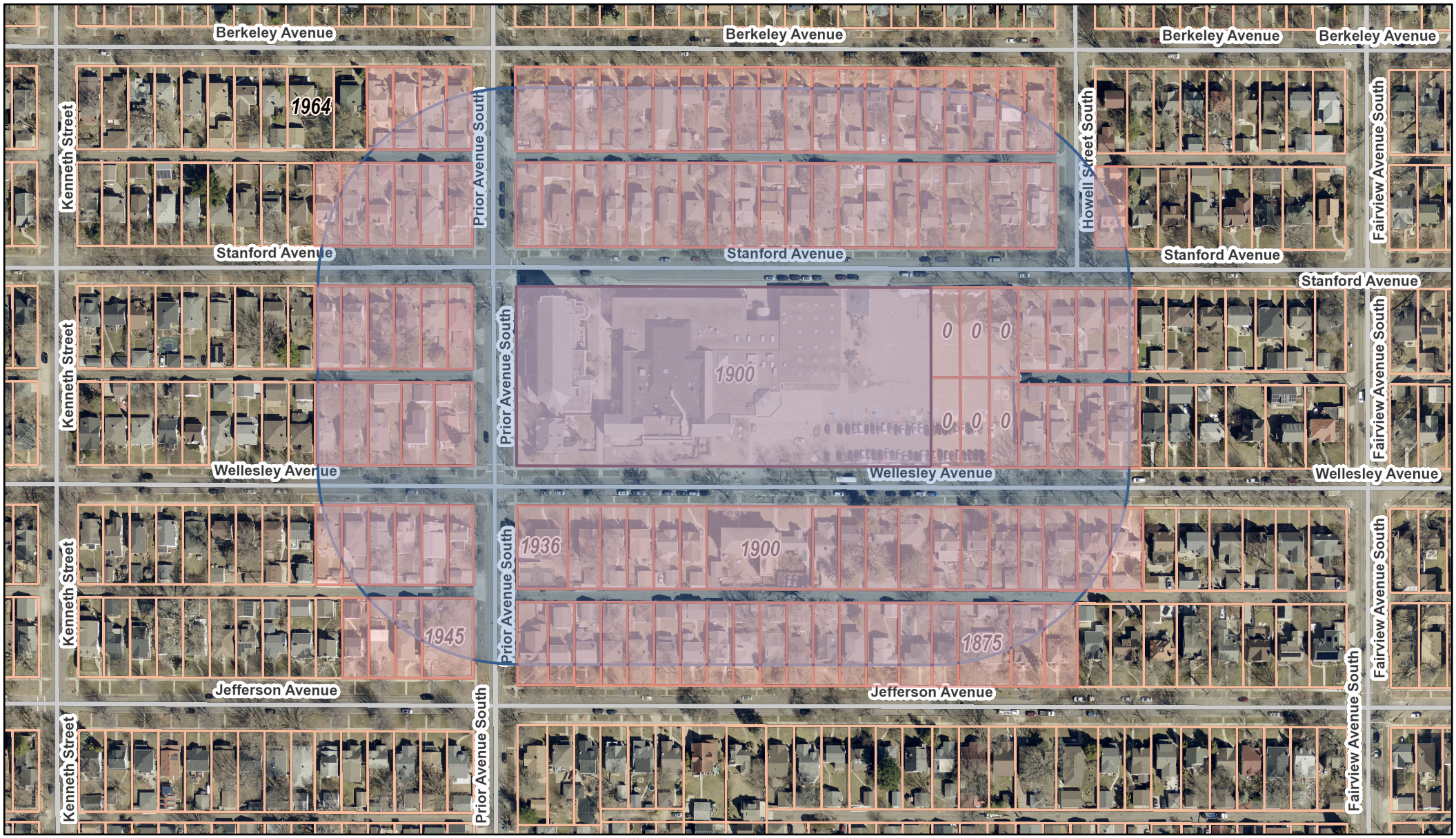
9.12 - 9.14 Nativity County Fair Map of Property Owners Within 300 Ft



8/11/2025, 4:55:28 PM

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Ramsey County

Ramsey County MN

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE (MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

August 12, 2025

NOTICE OF PUBLIC HEARING

Sound Level Variance
Nativity of Our Lord Catholic Parish/School - Nativity County Fair

Dear St. Paul Property Owner:

This is to inform you of a request for a variance from the sound level limitations as indicated in the St. Paul Noise Ordinance (Chapter 293 of the St. Paul Legislative Code). Property owned by you and located near the noise source, may be affected by this variance request. Rental property owners must provide a copy of this notice to all renters or post a copy in a common area of the building so it can be viewed by the occupants.

Description of Variance:

Location: 1900 Wellesley Avenue

Noise Source: Michael Reif, Nativity County Fair Steering Committee Member, has requested a sound level variance, for 90 dBA at no specified distance from the sound source, to present amplified sound with use of a sound system for the Nativity of Our Lord Catholic Parish/School, Nativity County Fair on September 12, 13 and 14, 2025 event at 1900 Wellesley Avenue. The applicant has requested a variance for the hours of 5:00 p.m. until 10:00 p.m., with a pre-event sound check at 3:00 p.m. on Friday, September 12, 2025, for the hours of 12:00 p.m. until 10:00 p.m. on Saturday, September 13, 2025, and the hours of 10:00 a.m. until 3:00 p.m. on Sunday, September 14, 2025 for a Parish Nativity County Fair event.

The Department of Safety and Inspections will be recommending the following conditions:

1) The Variance shall be for the requested variance hours of 5:00 p.m. until 10:00 p.m., with a pre-event sound check at 3:00 p.m. on Friday, September 12, 2025, for the hours of 12:00 p.m. until 10:00 p.m. on Saturday, September 13, 2025, and the hours of 10:00 a.m. until 3:00 p.m. on Sunday, September 14, 2025 for the Nativity County Fair event.

(Continued On Backside)

2) All electronically powered equipment used in conjunction with the event shall not exceed 90 dBA at 50 feet from all sound sources on 09/12/2025 from 5:00 p.m. to 10:00 p.m., from 12:00 p.m. until 10:00 p.m. on 09/13/2025 and from 10:00 a.m. until 3:00 p.m. on 09/14/2025. All electronically powered equipment used in conjunction with the events shall not exceed 80 dBA at 50 feet from all sound sources during the pre-event sound checks.

3) The applicant shall monitor the decibel level from the variance approved distance of each noise source and create a report that records the general operating decibel levels within 15 minutes of the start of each performing act and at intervals no greater than 60 minutes apart thereafter. The report shall be made available for viewing by city staff, upon request during the variance or within 30 days thereafter. Applicant shall also conduct a decibel reading during the variance upon request of city staff.

4) All electronically powered equipment, PA systems, loudspeakers or similar devices shall be turned off no later than 09:59 p.m. on Friday, 09/12 and Saturday, 09/13/2025 and no later than 3:00 p.m. on Sunday, September 14, 2025, the event dates.

Submit comments for Public Hearing electronically. The public may comment on public hearing items in person, in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting, Tuesday, August 26, 2025, will be attached to the public record and available for review by the City Council. Comments may be submitted as follows: Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us, ouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805. Live testimony will be taken in person in the Council Chambers, and by telephone by registering to speak by noon on the day before the meeting. The registration link is located on the City Council website at www.stpaul.gov/council or https://forms.office.com/g/TD3xN7WHy5. Members of the public may view City Council meetings online at https://stpaul.legistar.com/Calendar.aspx or on local cable Channel 18.

A public hearing before the City Council on this variance request will be held on:
Date: Wednesday, August 27, 2025
Time: 3:30 p.m.
Location: 3rd floor, City Hall Council Chambers
After the public hearing, the Council may grant, deny, or modify the variance request.

If you have questions about the sound level variance, please contact: Barb McMonigal-St.Dennis, Environmental Health Specialist, 651-266- 9137, barb.mcmonigal-st.dennis@ci.stpaul.mn.us.

Tax Owner	Address	City State ZIP
1959 WELLESLEY LLC	4321 W 25TH ST	MINNEAPOLIS MN 55416-3840
ABBY LEE GUST	1862 BERKELEY AVE	SAINT PAUL MN 55105-1630
ALEXANDER D JUDE	1950 BERKELEY AVE	SAINT PAUL MN 55105-1632
ALEXANDER WOHL	1906 BERKELEY AVE	SAINT PAUL MN 55105-1630
AMANDA MARCOTT	1918 WELLESLEY AVE	SAINT PAUL MN 55105-1617
ANDREW PIEPER	1876 WELLESLEY AVE	SAINT PAUL MN 55105-1615
ANDREW W PEZALLA	1850 STANFORD AVE	SAINT PAUL MN 55105-1660
ANNA V CARLSON ELLASON	1875 JEFFERSON AVE	SAINT PAUL MN 55105-1663
ANNE ROSS	1905 JEFFERSON AVE	SAINT PAUL MN 55105-1663
ASHA G STENQUIST	1896 WELLESLEY AVE	SAINT PAUL MN 55105-1615
BAUBAK L AZAR	1919 STANFORD AVE	SAINT PAUL MN 55105-1653
BENJAMIN EXLEY	1852 STANFORD AVE	SAINT PAUL MN 55105-1601
BRIAN A TENNESSEN	1888 WELLESLEY AVE	SAINT PAUL MN 55105-1615
BRYAN D ETHRIDGE	1942 BERKELEY AVE	SAINT PAUL MN 55105-1632
CARL D SAMBERG	1857 WELLESLEY AVE	ST PAUL MN 55105-1616
CH OF NATIVITY OF OUR LORD	1900 WELLESLEY AVE	ST PAUL MN 55105-1617
CHARLES MAJOR	1949 W JEFFERSON AVE	SAINT PAUL MN 55105-1604
CHRISTINA MARIA DEVOS	1926 WELLESLEY AVE	SAINT PAUL MN 55105-1617
CHRISTINE E NEWMAN	1898 BERKELEY AVE	ST PAUL MN 55105-1630
CHRISTOPHER J THOMPSON TR	1945 JEFFERSON AVE	SAINT PAUL MN 55105-1604
CHURCH OF NATIVITY OF OUR LOR	1900 WELLESLEY AVE	ST PAUL MN 55105-1617
COLLEEN M WILLIAMS FRIER	1897 JEFFERSON AVE	ST PAUL MN 55105-1663
DAVID BURKE	1877 JEFFERSON AVE	SAINT PAUL MN 55105-1663
DAVID C JENSEN	1863 JEFFERSON AVE	ST PAUL MN 55105-1663
DAVID M WIEGRATZ	1893 JEFFERSON AVE	SAINT PAUL MN 55105-1663
DIANE L KOCH	1868 WELLESLEY AVE	ST PAUL MN 55105-1615
DON EVANS	1953 JEFFERSON AVE	ST PAUL MN 55105-1604
DORIAN NELSON	1946 WELLESLEY AVE	SAINT PAUL MN 55105-1618
DUNGARVIN MGMT SERVICES INC	1444 NORTHLAND DR STE 200	MENDOTA HEIGHTS MN 55120-1004
EDWARD J MELLETT	520 FAIRVIEW AVE S	SAINT PAUL MN 55116-1466
EILEEN S ZACHMAN	1856 BERKELEY AVE	ST PAUL MN 55105-1630
ERIC T HANSON	1954 STANFORD AVE	SAINT PAUL MN 55105-1654
ERIK J THURMAN	1867 JEFFERSON AVE	SAINT PAUL MN 55105-1663
FUAT AKTAN	1903 STANFORD AVE	ST PAUL MN 55105-1653
GEOFFREY GORHAM	1951 STANFORD AVE	SAINT PAUL MN 55105-1655
GEORGE D AUEL TR	1865 WELLESLEY AVE	SAINT PAUL MN 55105-1616
GLORIA FOSS	1686 WELLESLEY AVE	SAINT PAUL MN 55105-2006
HEATHER WILMOT LEMAY	1962 WELLESLEY AVE	SAINT PAUL MN 55105-1618
HOLLY J LINDSAY TR	1937 STANFORD AVE	SAINT PAUL MN 55105-1653
JACQUELINE C MANNERING	15250 NORTH 5TH LN	PHOENIX AZ 85023-5210
JAN SLAATS	1927 JEFFERSON AVE	ST PAUL MN 55105-1663
JEAN OMODT	1915 STANFORD AVE	SAINT PAUL MN 55105-1653
JEFFREY R DALE	1884 BERKELEY AVE	SAINT PAUL MN 55105-1630
JENNIFER E LODAHL	1952 WELLESLEY AVE	ST PAUL MN 55105-1618
JENNIFER L KOTVAL	1909 STANFORD AVE	SAINT PAUL MN 55105-1653
JENNIFER M SIEBENALER	1954 BERKELEY AVE	ST PAUL MN 55105-1632
JOAN E UTVIK	1937 JEFFERSON AVE	SAINT PAUL MN 55105-1663

Tax Owner	Address	City State ZIP
JOHN D DOUTHIT	1902 BERKELEY AVE	ST PAUL MN 55105-1630
JOHN N WEIBERG	1949 WELLESLEY AVE	SAINT PAUL MN 55105-1619
JOHN W ASKEW	1936 BERKELEY AVE	ST PAUL MN 55105-1630
JOHN W SCHUBERT	1953 STANFORD AVE	ST PAUL MN 55105-1655
JONATHAN HAHN	1872 BERKELEY AVE	SAINT PAUL MN 55105-1630
JOSEPH CROSBY	580 PORTLAND AVE	SAINT PAUL MN 55102-2221
JOSEPH F OCONNOR	1892 BERKELEY AVE	ST PAUL MN 55105-1630
JOSEPH J FLAHAVAN	1865 STANFORD AVE	ST PAUL MN 55105-1653
KAITLIN HEIKKINEN	295 HOWELL ST S	SAINT PAUL MN 55105-1638
KAREN A JEFFORDS BROWN	1928 BERKELEY AVE	ST PAUL MN 55105-1630
KAREN E OLIPHANT	1861 WELLESLEY AVE	SAINT PAUL MN 55105-1616
KATY GREY	1930 WELLESLEY AVE	SAINT PAUL MN 55105-1617
KEITH J CHRISTENSON TR	1925 STANFORD AVE	SAINT PAUL MN 55105-1653
KENNETH G CARLSON	4003 W 49TH ST	EDINA MN 55424-1222
KENT D BANASZYNSKI	1956 STANFORD AVE	ST PAUL MN 55105-1654
KRISTEN E RAU	1945 STANFORD AVE	SAINT PAUL MN 55105-1655
KRISTYN MEE YEONG SEO TAFF	1940 WELLESLEY AVE	SAINT PAUL MN 55105-1618
LAURA OCHOCO	1935 JEFFERSON AVE	SAINT PAUL MN 55105-1663
LAURIE M MURPHY TR	1862 WELLESLEY AVE	SAINT PAUL MN 55105-1615
LAWRENCE E CARROLL TR	1864 BERKELEY AVE	SAINT PAUL MN 55105-1630
LEVI GLENHUE	1941 STANFORD AVE	SAINT PAUL MN 55105-1655
MAIA MACNEAL	1923 JEFFERSON AVE	SAINT PAUL MN 55105-1663
MARK J MCINROY	1903 JEFFERSON AVE	SAINT PAUL MN 55105-1663
MARK KRISTJANSON	1922 WELLESLEY AVE	SAINT PAUL MN 55105-1617
MARY A KISCH	1914 WELLESLEY AVE	ST PAUL MN 55105-1617
MARY JO REAGAN TR	1946 STANFORD AVE	SAINT PAUL MN 55105-1654
MATT SWANSON	1907 STANFORD AVE	SAINT PAUL MN 55105-1653
MATTHEW BRAATEN	1876 BERKELEY AVE	SAINT PAUL MN 55105-1630
MATTHEW DZIUK	1963 WELLESLEY AVE	SAINT PAUL MN 55105-1619
MATTHEW M MCELROY	1957 STANFORD AVE	ST PAUL MN 55105-1655
MATTHEW T ARNOLD	1847 STANFORD AVE	SAINT PAUL MN 55105-1661
MELISSA MACK	1899 STANFORD AVE	SAINT PAUL MN 55105-1653
MELISSA MAE DAN	1848 STANFORD AVE	SAINT PAUL MN 55105-1660
MICHAEL J TAYLOR	1844 STANFORD AVE	SAINT PAUL MN 55105-1660
MICHAEL S HULSE	1929 STANFORD AVE	ST PAUL MN 55105-1653
NATASCHA N BARTSH REVOCABLE TRUST	1851 WELLESLEY AVE	SAINT PAUL MN 55105-1616
NICHOLAS DAVID BADE	1963 STANFORD AVE	SAINT PAUL MN 55105-1655
PATRICK B STEINHOFF	1872 WELLESLEY AVE	SAINT PAUL MN 55105-1615
PATRICK F QUINN	1931 JEFFERSON AVE	ST PAUL MN 55105-1663
PATRICK J CROW	1958 WELLESLEY AVE	SAINT PAUL MN 55105-1618
PATRICK STANAWAY	1880 BERKELEY AVE	SAINT PAUL MN 55105-1630
PATRICK T DOBIE	1893 STANFORD AVE	ST PAUL MN 55105-1653
PATRICK T MARTIN	1881 JEFFERSON AVE	SAINT PAUL MN 55105-1663
PAUL A BERNABEI TR	1873 STANFORD AVE	SAINT PAUL MN 55105-1653
PAUL HUGHES	1889 STANFORD AVE	SAINT PAUL MN 55105-1653
PETER J VANDUSARTZ	1918 BERKELEY AVE	SAINT PAUL MN 55105-1630
PETER S ROTH TR	1941 WELLESLEY AVE	SAINT PAUL MN 55105-1619

Tax Owner	Address	City State ZIP
RAYMOND A SERRANO TR	1859 STANFORD AVE	SAINT PAUL MN 55105-1653
RICHARD L STADTHER	1955 WELLESLEY AVE	ST PAUL MN 55105-1619
SAURA M JOST	1950 STANFORD AVE	SAINT PAUL MN 55105-1654
SCOT D NORTROM	1910 BERKELEY AVE	ST PAUL MN 55105-1630
SCOTT W HENNIS	1850 WELLESLEY AVE	ST PAUL MN 55105-1615
SOLFRID LADSTEIN	1892 WELLESLEY AVE	ST PAUL MN 55105-1615
STEPHANNIE BEHRENS	1914 BERKELEY AVE	SAINT PAUL MN 55105-1630
STEPHEN G EBERT	1960 STANFORD AVE	ST PAUL MN 55105-1654
STEVEN J PETERSON	1813 LINCOLN AVE APT 1	SAINT PAUL MN 55105-1954
SUSAN J GONZALEZ TR	1933 SARATOGA AVE	SAINT PAUL MN 55105-1653
SUSAN WIMBERLY	1883 STANFORD AVE	SAINT PAUL MN 55105-1653
TERRANCE D BESAW	1946 BERKELEY AVE	ST PAUL MN 55105-1632
TERRY A LANG JR	1909 JEFFERSON AVE	SAINT PAUL MN 55105-1663
TESSA S PIERSON	1888 BERKELEY AVE	SAINT PAUL MN 55105-1630
THOMAS J SAMPAIR	1856 WELLESLEY AVE	SAINT PAUL MN 55105-1615
THOMAS J THONE	1932 BERKELEY AVE	SAINT PAUL MN 55105-1630
THOMAS L LARSON	1922 BERKELEY AVE	ST PAUL MN 55105-1630
THOMAS W PIAGET TR	1915 JEFFERSON AVE	SAINT PAUL MN 55105-1663
TIMOTHY GIRTON	1882 WELLESLEY AVE	SAINT PAUL MN 55105-1615
TIMOTHY J SCHMIDT	1866 WELLESLEY AVE	SAINT PAUL MN 55105-1615
UJAE A KANG	1907 JEFFERSON AVE	SAINT PAUL MN 55105-1663
VALERIE S WILLER TR	1936 WELLESLEY AVE	SAINT PAUL MN 55105-2013
YUHEI KAWAGUCHI	1919 JEFFERSON AVE	SAINT PAUL MN 55105-1663

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

August 12, 2025

Michael Reif
Nativity of Our Lord Catholic Parish/School
1900 Wellesley Avenue
Saint Paul, MN 55105

Dear Michael Reif:

This is to confirm that our office has received your application for a variance from the city's noise ordinance for the Nativity of Our Lord Catholic Parish/School - Nativity County Fair event and that it is being processed. The Department of Safety and Inspections has recommended that a variance be issued with conditions.

Submit comments for Public Hearing electronically. The public may comment on public hearing items in person, in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting, Tuesday, August 26, 2025, will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:
Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us, CouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805.
Live testimony will be taken in person in the Council Chambers, and by telephone by registering to speak by noon on the day before the meeting. The registration link is located on the City Council website at www.stpaul.gov/council or https://forms.office.com/g/TD3xN7WHy5.
Members of the public may view City Council meetings online at https://stpaul.legistar.com/Calendar.aspx or on local cable Channel 18.

A public hearing before the City Council on this variance request will be held on:
Date: Wednesday, August 27, 2025
Time: 3:30 p.m.
Location: 3rd floor, City Hall Council Chambers

After the public hearing, the Council may grant, deny, or modify the variance request.
If you have questions about the sound level variance, please contact: Barb McMonigal- St.Dennis, Environmental Health Specialist, 651-266-9137, barb.mcmonigal-st.dennis@ci.stpaul.mn.us

From:	Julie Kaupa
To:	*CI-StPaul_Contact-Council; CouncilHearing (CI-StPaul)
Subject:	Public Comment for Sound Level Variance Application, Nativity of Our Lord Catholic Parish/School, Nativity County Fair
Date:	Wednesday, August 13, 2025 2:31:35 PM

You don't often get email from julie@juliekaupa.com. Learn why this is important

Hello,

Please let me know you received this and that it wii be included for the Wed. Aug. 27 public hearing.

I live near the Nativity Parish and enjoy the County Fair and find that the P.A. announcements, music, crowd and ride noise have not been a problem and if this is the same required dBA as other years it should not be a problem.

I do want to note however there have been a couple of years within the last 5 years that major fireworks were set off after dark from this location with out warning or a flyer dropped off to the neighborhood I live in. Being that it was not the fourth of July, it was very disconcerting as it wasn't totally obvious right away what the loud noises were. My family and I all commented that we just about had a heart attack from the unexpected explosions.

I am sending this note to say if fireworks are involved in this celebration again, I would like to request to please flyer the neighborhood a couple days ahead of time within 1 mile radius (I live 1 block east of Fairview) to let us know to expect the loud explosive noises and when that will happen. Had we been warned last time that would have been super helpful.

Many thanks!

Julie Kaupa

From: Patrick Martin
To: *CI-StPaul_Contact-Council
Subject: Sound level variance Nativity County Fair
Date: Sunday, August 17, 2025 11:47:31 AM

> You don't often get email from padraigtimothy@hotmail.com. Learn why this is important

To whom it may concern,

On Saturday August 16th as a homeowner at 1881 Jefferson avenue I received notice of a request for sound variance by the Nativity County Fair.

I wholeheartedly support this request. The Nativity County Fair is a highlight of the year for the neighborhood. My family and I plan on attending you will find me dancing on the plaza on Friday and Saturday night. I am a particular fan of the band West on Wellesley.

We have had several new families move in on the block this year and they have all without fail mentioned that they have the weekend of the fair highlighted on their personal calendars already.

Patrick Martin
1881 Jefferson Ave
St Paul, MN 55105

Get Outlook for Android

From: karjef@aol.com
To: *CI-StPaul_Contact-Council
Subject: Nativity Country Fair sound level variance request
Date: Sunday, August 24, 2025 9:35:22 AM

You don't often get email from karjef@aol.com. Learn why this is important

I am unhappy with and disapprove of the variance requested by the Nativity Country Fair for Sept 12-14, both for the sound level requested and the number of hours it would be in place.

As someone who lives close to Nativity, I have no objections, in general, to this fair, which always has been well attended and I'm sure brings in a lot of money for Nativity. But it does rely on the neighbors accommodating inconvenience each year in not having any on-street parking for guests, noise other than music, increased traffic, litter, etc and so they rely on the grace and good will of neighbors to have this be a success.

However, requesting to play loud music for ***20*** hours over this fall weekend is excessive in my opinion and is very uncaring about how this will affect hundreds of households who may find it difficult to enjoy their homes and property, get their children to bed at a decent time and just not be barraged by loud music they may not appreciate or want.

First, 85 decibels is recognized by audiologists and adopted by OSHA as the maximum level sound can be without causing hearing damage, *especially at prolonged exposures.* This means anyone even at 50 feet from the stage is exposing themselves to potential hearing damage like temporary or permanent hearing loss or tinnitus, and if they get closer to the stage it will be more a risk. It is disappointing to me that the Dept of Safety and Inspections approves allowing 20 hours of 90 decibels.

Nativity has increased the hours this Fair is in operation. They used to close it down Saturdays at 5 (I think) in order to have Saturday evening Mass, but now the Fair is running until 10 Saturday nights and they want to play loud music during those additional hours. Do they have any consideration for neighbors who might feel weary of the relentless noise? Why would they ask to start the loud music up again at 10:00 a.m. Sunday morning? After playing loud music until 10:00 for two nights in a row!!

I used to attend loud music events, jazz festivals, rock concerts, but they were never held in a strictly residential area. They were indoors in an auditorium or stadium or if outdoors, in a parking lot or athletic field or even out in the country. I could make a decision about how long I wanted to stay, how close or how far from the music source I wanted to be. But I have no choices in this matter. I do not live in a commercial, business, industrial or entertainment district....I live in a densely populated residential neighborhood. What is the purpose of our having a noise ordinance for our neighborhood if variances like this are going to be approved carte blanche with no thought of modifying them to ease the noise nuisance?

I respectfully request that you look at denying the 90 decibel level and instead adopt 85, and that you limit the hours, such as no music before noon on Sunday and shortening the hours on Saturday also. Please represent your whole district and the neighbors who will be most affected, not just the wishes of Nativity Church.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES PH 25-179

File ID:	RES PH 25-179	**Type:**	Resolution-Public Hearing	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-9137	**In Control:**	City Council
				File Created:	08/12/2025
File Name:	SLV - Lumen Christi Catholic Community - 8/27/2025			**Final Action:**	

Title: Approving the application of Lumen Christi Catholic Community for a sound level variance in order to present amplified sound at the Lumen Christi Catholic Community - Block Party Event on Saturday, September 6, 2025 at 1668 Montreal Avenue.

Notes:

		Agenda Date:	08/27/2025
Sponsors:	Jost	**Enactment Date:**	
Attachments:	Application, ENS, Map, Letter to Owners, Owners List, Letter to Applicant	**Financials Included?:**	
Contact Name:	Barb	**Hearing Date:**	
Entered by:	david.eide@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES PH 25-179

Approving the application of Lumen Christi Catholic Community for a sound level variance in order to present amplified sound at the Lumen Christi Catholic Community - Block Party Event on Saturday, September 6, 2025 at 1668 Montreal Avenue.

WHEREAS, Chapter 293 of the Saint Paul Legislative Code was enacted to regulate the subject of noise in the City of Saint Paul; and

WHEREAS, §293.09 provides for the granting of variances from the sound level limitations contained in §293.07, upon a finding by the City Council that full compliance with Chapter 293 would constitute an unreasonable hardship on the applicant, other persons or on the community; and

WHEREAS, Lumen Christi Catholic Community, represented by Max Huber, Parish Director, who has been designated as the responsible person on the application, has applied for a variance, at a requested sound level limit of 90 dBA at no specified distance, to present amplified sound for the Lumen Christi Catholic Community Block Party event on September 6, 2025 at the ball fields behind the school at 1668 Montreal Avenue. Applicant has requested a variance for the hours of 4:30 p.m. until 10:00 p.m., with a pre-event sound check at 4:00 p.m. on Saturday, September 6, 2025 for a

Parish Block Party event; and

WHEREAS, if applicant is not granted a variance applicant will not be able to present amplified sound at the September 6, 2025 at the Lumen Christi Catholic Community Block Party event,1668 Montreal Avenue; and

WHEREAS, the Department of Safety and Inspections has reviewed the application and has made recommendations regarding conditions for the variances. Now, therefore, be it

RESOLVED, that the Council of the City of Saint Paul hereby grants a variance to Lumen Christi Catholic Community, subject to the following conditions:

1) The Variance shall be for the requested variance hours of 4:30 p.m. until 10:00 p.m., with a pre-event sound check at 4:00 p.m. on Saturday, September 6, 2025 for a Parish Block Party event.

2) All electronically powered equipment used in conjunction with the event shall not exceed 90 dBA at 50 feet from all sound sources during the September 6, 2025 event from 4:30 p.m. until 10:00 p.m., with a pre-event sound check at 4:00 p.m.; and

3) The applicant shall monitor the decibel level from the variance approved distance of each noise source and create a report that records the general operating decibel levels within 15 minutes of the start of each performing act and at intervals no greater than 60 minutes apart thereafter. The report shall be made available for viewing by city staff, upon request during the variance or within 30 days thereafter. Applicant shall also conduct a decibel reading during the variance upon request of city staff.

4) All electronically powered equipment, PA systems, loudspeakers or similar devices shall be turned off no later than 9:59 p.m. on September 6, 2025, the event date.

FURTHER RESOLVED, that any violations of the conditions set forth above on the September 6, 2025 date may result in denial of future requests for the grant of a noise variance, in addition to any criminal citation which might issue.

SAINT PAUL
SAFETY & INSPECTIONS

Received
JUN 3 0 2025
City of Saint Paul - DSI

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

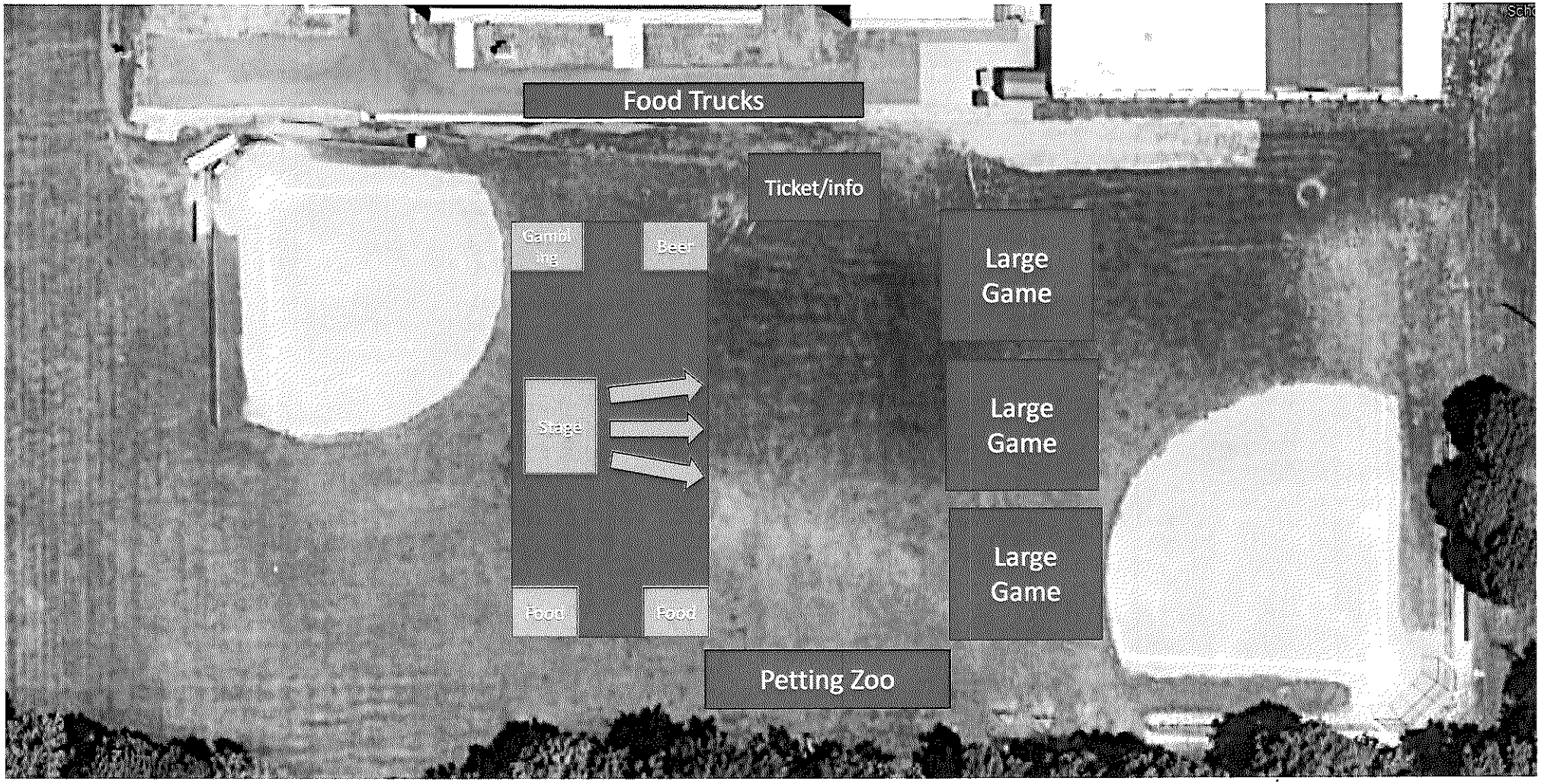
Sound Level Variance Application

Legislative Code Chapter 293. - Noise Regulations Application and $178 fee should be submitted a minimum of sixty (60) days prior to the event date to allow ample time for required public notification period and scheduling of a Council public hearing. Applications submitted within sixty (60) days of the event date may not satisfy the processing timeline requirements.

1. *Organization/person seeking variance:* Lumen Christi Catholic Community
2. *Event Name:* Block Party
3. *Address and physical description of noise source location (Event, Worksite):* 1668 Montreal Ave
The ball fields behind the school specifically.
4. *Responsible person:* Max Huber *Title:* Parish Director
5. *Telephone:* 651-698-5581 *E-Mail:* mhuber@lumenchristicc.org
6. *Date(s) variance requested:* September 6. 2025
7. *Noise source - Time(s) of operation:* 4:30pm-10pm
- Time(s) of pre-event sound check: 4:00pm
8. *Sound level requested (dBA/Decibels):* 90 decibles
9. *Mailing address w/zip code:* 2055 Bohland Ave 55116
10. *Briefly describe the noise source and equipment involved:* Outdoor mass followed by live music and carnival games
11. *Describe the steps that will be taken to minimize the noise levels:* DJ will under a tent and the games do not have sound. Families will be outside though
12. *State reason for seeking variance (example - music, announcements, construction, etc.):* Music and outdoor mass with amplified speaker
13. *Maximum number of attendees:* 750
14. *A site diagram & map must be attached showing location of noise source(s), streets, stages, tents, etc.* ***(If there will be amplified sound, indicate location and direction that all speakers will be facing). Multiple locations may require more than one application.***
15. *Submit completed application, site diagram/map, and* ***$178*** *fee to:*

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS 375 JACKSON
STREET, SUITE 220
SAINT PAUL, MN 55101-1806

Signature of responsible person: _____ **Date:** 6/25/25


Food Trucks
Ticket/info
Gambl
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Beer
Large
Game
Stage
Large
Game
Large
Game
Food
Food
Petting Zoo

DSI RECEIPT

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street Suite 220
Saint Paul, Minnesota 55101-1806
Phone: (651) 266-8989 Fax: (651) 266-9124
www.stpaul.gov/dsi

Date: 07/17/2025

Received From: LUMEN CHRISTI CATHOLIC CUMMUNITY
2055 BOHLAND AVE ST PAUL MN 55116

Description:

Invoice Details	Invoice Amount	Amount Paid
1180420		
Noise Variance	$178.00	$178.00

TOTAL AMOUNT PAID: **$178.00**

Paid By:

Payment Type	Check #	Received Date	Amount
Check	54081	07/17/2025	$178.00

David Eide

From: City of Saint Paul <cityofsaintpaul@public.govdelivery.com>
Sent: Thursday, July 17, 2025 3:10 PM
To: David Eide
Subject: Courtesy Copy: Sound Level Variance Application Lumen Christi Catholic Community Block Party

This is a courtesy copy of an email bulletin sent by Frances Birch.

This bulletin was sent to the following groups of people:

Subscribers of ENS - D15: Highland District Council (1624 recipients)

An application for a sound level variance has been received from Max Huber, for Lumen Christi Catholic Community, for a Block Party event on Saturday September 6, 2025 from 4:30pm-10:00pm, with a pre-event sound check from 4:00pm. The event will take place at 1668 Montreal Ave - Urban Academy Charter School grounds. Further details on this event will be forthcoming.

SAINT PAUL
MINNESOTA

Questions? Contact Us

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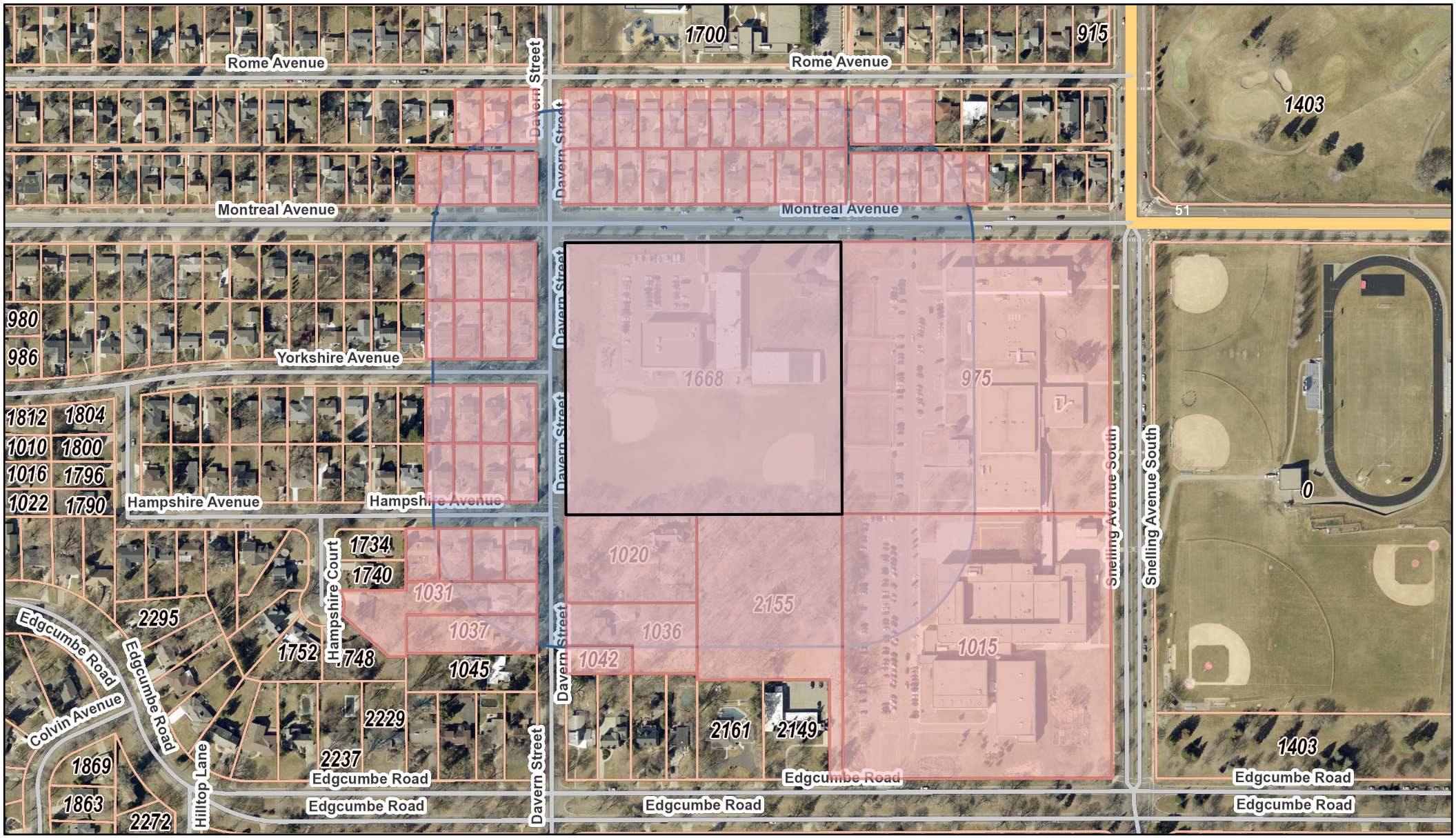
Map of Properties within 300ft Lumen Christi Catholic Community - Block Party



8/12/2025, 11:06:11 AM

1:3,600

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0 50 100 200 m

Ramsey County

Ramsey County MN

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE (MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

August 12, 2025

NOTICE OF PUBLIC HEARING

Sound Level Variance
Lumen Christi Catholic Community - Block Party

Dear St. Paul Property Owner:

This is to inform you of a request for a variance from the sound level limitations as indicated in the St. Paul Noise Ordinance (Chapter 293 of the St. Paul Legislative Code). Property owned by you and located near the noise source, may be affected by this variance request. Rental property owners must provide a copy of this notice to all renters or post a copy in a common area of the building so it can be viewed by the occupants.

Description of Variance:

Location: 1668 Montreal Avenue

Noise Source: Max Huber, Lumen Christi Catholic Community Parish Director, has requested a sound level variance, for 90 dBA at no specified distance from the sound source, to present amplified sound with use of a sound system for the Lumen Christi Catholic Community - Block Party event, on September 6, 2025 at 1668 Montreal Avenue. The applicant has requested a variance for the hours of 4:30 p.m. until 10:00 p.m., with a pre-event sound check at 4:00 p.m. on Saturday, September 6, 2025, for a Block Party event.

The Department of Safety and Inspections will be recommending the following conditions:

1) The Variance shall be for the requested variance hours of 4:30 p.m. until 10:00 p.m., with a pre-event sound check at 4:00 p.m. on Saturday, September 6, 2025, for the Lumen Christi Catholic Community Block Party event.

2) All electronically powered equipment used in conjunction with the event shall not exceed 90 dBA at 50 feet from all sound sources on September 6, 2025 from 4:30 p.m. to 10:00 p.m., with a pre-event sound check at 4:00 p.m..

(Continued On Backside)

3) The applicant shall monitor the decibel level from the variance approved distance of each noise source and create a report that records the general operating decibel levels within 15 minutes of the start of each performing act and at intervals no greater than 60 minutes apart thereafter. The report shall be made available for viewing by city staff, upon request during the variance or within 30 days thereafter. Applicant shall also conduct a decibel reading during the variance upon request of city staff.

4) All electronically powered equipment, PA systems, loudspeakers or similar devices shall be turned off no later than 09:59 p.m. on Saturday, September 6, 2025, the event date.

Submit comments for Public Hearing electronically. The public may comment on public hearing items in person, in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting, Tuesday, August 26, 2025, will be attached to the public record and available for review by the City Council. Comments may be submitted as follows: Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us, ouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805. Live testimony will be taken in person in the Council Chambers, and by telephone by registering to speak by noon on the day before the meeting. The registration link is located on the City Council website at www.stpaul.gov/council or https://forms.office.com/g/TD3xN7WHy5.

Members of the public may view City Council meetings online at https://stpaul.legistar.com/Calendar.aspx or on local cable Channel 18.

A public hearing before the City Council on this variance request will be held on:
Date: Wednesday, August 27, 2025
Time: 3:30 p.m.
Location: 3rd floor, City Hall Council Chambers

After the public hearing, the Council may grant, deny, or modify the variance request.

If you have questions about the sound level variance, please contact: Barb McMonigal-St.Dennis, Environmental Health Specialist, 651-266- 9137, barb.mcmonigal-st.dennis@ci.stpaul.mn.us.

Tax Owner	Adress	City State ZIP
SUZANNE KEENAN KEHR	1680 ROME AVE	SAINT PAUL MN 55116-2422
JAMES MICHAEL MILLER	1677 MONTREAL AVE	SAINT PAUL MN 55116-2468
PLATT BAYLESS WALKER JR	1621 MONTREAL AVE	ST PAUL MN 55116-2468
CHRISTY LOU PETERSON	1609 MONTREAL AVE	SAINT PAUL MN 55116-2468
JAMES L HONDROS	1634 ROME AVE	SAINT PAUL MN 55116-2422
RONALD G STRUSS	1724 YORKSHIRE AVE	ST PAUL MN 55116-2459
PAUL M COLER TR	965 DAVERN ST	SAINT PAUL MN 55116-2437
KELSEY TAYLOR	1720 MONTREAL AVE	SAINT PAUL MN 55116-2445
MICHAEL T MINNER	1709 HAMPSHIRE AVE	SAINT PAUL MN 55116-2457
RICHARD C STEMPKOVSKI JR TR	1692 ROME AVE	SAINT PAUL MN 55116-2422
GARRY S NICOSIA TR	1687 MONTREAL AVE	SAINT PAUL MN 55116-2468
GRANT ELLSWORTH HOGLAND TR	1719 MONTREAL AVE	SAINT PAUL MN 55116-2446
RICHARD C SUNDBERG	1710 ROME AVE	ST PAUL MN 55116-2426
JOHN KENNEDY	1658 ROME AVE	SAINT PAUL MN 55116-2422
DANIEL E HICKEY	1723 MONTREAL AVE	SAINT PAUL MN 55116-2446
GREGORY TOLTZMAN	1628 ROME AVE	SAINT PAUL MN 55116-2422
MICHELE A MATUREN	1631 MONTREAL AVE	ST PAUL MN 55116-2468
SAMUEL LANE	1693 MONTREAL AVE	SAINT PAUL MN 55116-2468
BARBARA WINER	1617 MONTREAL AVE	SAINT PAUL MN 55116-2648
CARIE L ZEISE	1723 YORKSHIRE AVE	SAINT PAUL MN 55116-2463
SUSAN J ROEDER	1718 YORKSHIRE AVE	ST PAUL MN 55116-2459
EDGCUMBE PRESB CHURCH	2149 EDGCUMBE RD	ST PAUL MN 55116-2474
GAIL M BUSCH	1020 DAVERN ST	ST PAUL MN 55116-2438
LOIS FRUEN	4510 WESTWOOD LN	GOLDEN VALLEY MN 55416-3316
KATHLEEN A CASEY	1712 HAMPSHIRE AVE	ST PAUL MN 55116-2456
KAREN M ENGEL	981 DAVERN ST	SAINT PAUL MN 55116-2437
VINCE MCHIE	1646 ROME AVE	SAINT PAUL MN 55116-2422
PAMELA J SMITH TR	1686 ROME AVE	SAINT PAUL MN 55116-2422
BRIAN D PINK	1698 ROME AVE	SAINT PAUL MN 55116-2422
MARK E AGRANOFF	1704 ROME AVE	ST PAUL MN 55116-2426
PETER PATRICK KLEIBER	1652 ROME AVE	SAINT PAUL MN 55116-2422
EKBOM PROPERTIES I LLC	901 CASCADE ST N	OSCEOLA WI 54020-8106
AMY L SPERLING	1036 DAVERN ST	ST PAUL MN 55116-6533
KATHRYN A STULTS	1624 ROME AVE	ST PAUL MN 55116-2422
WILLIAM D SUTHERLAND	1659 MONTREAL AVE	SAINT PAUL MN 55116-2468
PARKER HOEN	1635 MONTREAL AVE	SAINT PAUL MN 55116-2468
BRADY GARVIN	1640 ROME AVE	SAINT PAUL MN 55116-2422
CHURCH OF LUMEN CHRISTI	2055 BOHLAND AVE	ST PAUL MN 55116-1911
JOHN J EWEN	1718 HAMPSHIRE AVE	ST PAUL MN 55116-2456
COLLEEN C RICHARDSON	1715 HAMPSHIRE AVE	ST PAUL MN 55116-2457
EDWARD L GOODLUND	1721 HAMPSHIRE AVE	SAINT PAUL MN 55116-2457
DEAN R ALEXON	1706 HAMPSHIRE AVE	ST PAUL MN 55116-2456
ANGELA COLLINS	1714 MONTREAL AVE	SAINT PAUL MN 55116-2445

Tax Owner	Adress	City State ZIP
GAIL KING	1653 MONTREAL AVE	SAINT PAUL MN 55116-2468
DAWN M TALBERT	1699 MONTREAL AVE	SAINT PAUL MN 55116-2468
MOLLY S BACHMAN	1712 YORKSHIRE AVE	SAINT PAUL MN 55116-2459
SHERRI LYNN SAVAGE	1664 ROME AVE	SAINT PAUL MN 55116-2422
JANIS PIKAL	1671 MONTREAL AVE	SAINT PAUL MN 55116-2468
MATTHEW A WYATT	1681 MONTREAL AVE	SAINT PAUL MN 55121-2468
PATIENCE J GBOLIE	1703 MONTREAL AVE	SAINT PAUL MN 55116-2446
ELIZABETH HUGHES	1715 MONTREAL AVE	SAINT PAUL MN 55116-2446
MARK R MOREAU	1716 ROME AVE	SAINT PAUL MN 55116-2426
PHILIP J GERLACH	1031 DAVERN ST	SAINT PAUL MN 55116-2477
CHRISTIAN N IWEN	1710 MONTREAL AVE	SAINT PAUL MN 55116-2428
KATHERINE BOWMAN	1724 HAMPSHIRE AVE	SAINT PAUL MN 55116-2456
D MARK DILLON	1703 HAMPSHIRE AVE	ST PAUL MN 55116-2457
STEVEN N ELKIN	1711 YORKSHIRE AVE	ST PAUL MN 55116-2463
RENEE KINNEY	16199 50TH ST S	AFTON MN 55001-9634
CLINT A ANDERA	1641 MONTREAL AVE	ST PAUL MN 55116-2468
INDEPENDENT SCHOOL DIST 625	360 COLBORNE ST	ST PAUL MN 55102-3299
WANDA M SCHUMACHER	997 DAVERN ST	ST PAUL MN 55116-2439
PEKA C SAVAYAN	1670 ROME AVE	ST PAUL MN 55116-2422
GERALD BE SAMUELSON	1676 ROME AVE	ST PAUL MN 55116-2422
ELIZABETH R BRAMAN	1625 MONTREAL AVE	ST PAUL MN 55116-2468
DAVID J MOEHRING	1709 MONTREAL AVE	ST PAUL MN 55116-2446
SUSAN DWORSKY	1037 DAVERN ST	ST PAUL MN 55116-2477
JEANNIE D VORE	1042 DAVERN ST	SAINT PAUL MN 55116-2438

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE (MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

August 14, 2025

Max Huber
Parish Director
Lumen Christi Catholic Community
2055 Bohland Avenue
Saint Paul, MN 55116

Dear Max Huber:

This is to confirm that our office has received your application for a variance from the city's noise ordinance for the Lumen Christi Catholic Community - Block Party event and that it is being processed. The Department of Safety and Inspections has recommended that a variance be issued with conditions.

Submit comments for Public Hearing electronically. The public may comment on public hearing items in person, in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting, Tuesday, August 26, 2025, will be attached to the public record and available for review by the City Council. Comments may be submitted as follows: Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us, CouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805.

Live testimony will be taken in person in the Council Chambers, and by telephone by registering to speak by noon on the day before the meeting. The registration link is located on the City Council website at www.stpaul.gov/council or https://forms.office.com/g/TD3xN7WHy5.
Members of the public may view City Council meetings online at https://stpaul.legistar.com/Calendar.aspx or on local cable Channel 18.

A public hearing before the City Council on this variance request will be held on:
Date: Wednesday, August 27, 2025
Time: 3:30 p.m.
Location: 3rd floor, City Hall Council Chambers

After the public hearing, the Council may grant, deny, or modify the variance request.
If you have questions about the sound level variance, please contact: Barb McMonigal- St.Dennis, Environmental Health Specialist, 651-266-9137, barb.mcmonigal-st.dennis@ci.stpaul.mn.us

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH TA 25-294

File ID: RLH TA 25-294 **Type:** Resolution LH Tax Assessment Appeal **Status:** Agenda Ready

Version: 3 **Contact Number:** 2668515 **In Control:** City Council

File Created: 06/18/2025

File Name: 427 Aurora Ave **Final Action:**

Title: Ratifying the Appealed Special Tax Assessment for property at 427 AURORA AVENUE. (File No. J2522R4, Assessment No. 258582) (Public hearing continued to August 6, 2025)

Notes: Hue Tran
jimbanz432@proton.me
651-387-0336

packet sent 6/18 at 9:02 am - JZ

Agenda Date: 08/27/2025

Sponsors: Bowie **Enactment Date:**

Attachments: 427 Aurora Ave.SAO.3-19-25, 427 Aurora Ave.recheck photo.3-26-25, 427 Aurora Ave.contractor photos.4-7-25, 427 Aurora Ave.Zimny email chain.6-18-25, 427 Aurora Ave.STAMP inquiry 7-21-25.pdf, 427 Aurora Ave.Vendor Invoice Abatements.pdf, 427 Aurora Ave.Zimny email.7-30-25 **Financials Included?:**

Contact Name: JZ **Hearing Date:**

Entered by: joanna.zimny@ci.stpaul.mn.us **Ord Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	07/08/2025	Referred	City Council	07/23/2025		

Action Text: Referred to the City Council due back on 7/23/2025

Notes: *Continue to LH July 22, 2025 at 9 am (unable to reach PO). CPH 7/23.*

Moermond: we have an appeal, and haven't called the person yet. I had staff send an email to Department of Safety & Inspections because in reviewing the photos it wasn't clear to me very much work was actually done at the property so I was wondering what exactly led to the $505 charge. I can see loose and scattered debris in the recheck photos. The photos were taken April 8 and it wasn't clear what the charge were for.

Voicemail left at 9:54 am: this is Marcia Moermond from St. Paul City Council calling Hue Tran for an appealed tax assessment for a cleanup at your property [call disconnected].

Voicemail left at 10:33 am: this is Marcia Moermond from St. Paul City Council calling you again about your appeal. We'll continue this case to July 22 and hopefully we can get in touch. This would be the second hearing we've scheduled so hopefully we can connect.

2 Legislative Hearings 07/22/2025 Referred City Council 07/23/2025

Action Text: Referred to the City Council due back on 7/23/2025

Notes: *Approve the assessment. Continue CPH to August 6, 2025.*

Hue Tran, owner, appeared via phone
Tan Yan Kim, Vietnamese interpreter, appeared

Moermond: I was looking for an invoice because the photos didn't look too bad in my assessment. I didn't see work that would have got to a $669 assessment. I do see an hour billed out for the cleanup.

[Hue Tran called into hearing]

[Moermond gives background of appeals process]

Tran: as a reviewed the email you sent me with photos, the photos weren't of my property.

Moermond: what property DO you own in that neighborhood?

Tran: the address is 432 University Avenue.

Moermond: this is a parking lot area and I show the owner as Hue Tran at an address in Woodbury.

Tran: that is the correct name.

Moermond: the orders were for these vacant lot areas.

Tran: the building next to it, the address is also 427.

Moermond: do you own the parking lot?

Tran: yes, I own the parking lot.

Moermond: Ms. Martin, the address of 427? How did inspectors come up with that as the address?

Martin: when you pull it up under "0" address, it shows 427 Aurora and 429 Aurora, which are the parking lots.

Moermond: when investigating the empty lot that is the address the City has for it.

Tran: when I received the photos they are the parking lot of that building.

Moermond: the buildings are all located along University, and each of the buildings has a lot on the other side of the alley behind them, it is all parking. We're only talking about the parking lot associated with YOUR University Avenue business.

[further appeal options and interpretation/translation option discussed]

Staff report by Supervisor Lisa Martin: March 19, 2025 we issued the Summary Abatement Order to clean up the property. The compliance date was March 26, 2025. No appeal filed nor returned mail. Total assessment for the cleanup is $669.

Moermond: were orders issued for just her portion of the parking lot, or the entire length of the sidewalk?

Martin: the other parking lot at 429 Aurora had orders issued as well.

Moermond: that would be the corner of Aurora and Arundel. Why are you appealing today?

Tran: because it was so cold in March, by April I was the one who went to clean up every 2 weeks. I didn't see the City come out and clean up.

Moermond: did you receive the photos and packet sent by Joanna Zimny?

Tran: I did receive that but I didn't receive the mail.

Moermond: it was sent to Woodbury.

Tran: I didn't check the mail. If I did receive it with that amount I wouldn't have let it happen. That is a large amount. In April I'm the one that cleaned up all the trash.

Moermond: I have photos from the contractor showing it was a mess when they got there and clean when they left.

Tran: I don't remember the day or month, but I remember in April I came down to the property and cleaned up all the trash.

Moermond: it must have been different trash because when the crew arrived April 7 it was a mess and when they left it was cleaned up.

Tran: there are homeless people that use my parking lot to stay. The City wasn't able to do anything and there is also a bar and they drink and throw cans over to the parking lot.

Moermond: I don't understand how that makes a difference in who should rake up the branches and the plastic bags and cans. It is still your property.

Tran: I didn't see the City clean it up on my behalf, and now you charge me a lot of money.

Moermond: we sent you photos, you don't have to be present to witness the cleanup. You did receive an order in the mail, you said you may or may not have opened it.

Martin: the City shows there was an unsheltered large encampment on the southeast corner of the property on Aurora. The City crew did pick up some mattresses, bedding, clothing, bags and other miscellaneous items that they didn't charge the property owner for.

Tran: what kind of cleanup did you do that you charge me almost $700? Around that time, it was still cold but when the weather was wormer I went to the property and cleaned it myself.

Moermond: I appreciate that but we live in Minnesota and we have to keep our property clean all 12 months of the year. I am going to recommend this assessment is approved, you are more than welcome to appeal further at Council.

This is our third attempt to have this conversation, June 17, July 8, and today. Your Council Public Hearing is scheduled tomorrow, I will ask them to continue this to August 6 in case you want to talk to them. Then we will have notice to get an interpreter for you. Please let us know by August 1, so we can schedule an interpreter for August 6.

Tran: one question, on August 6 if I come to City Hall will there be a charge for me to pay? The almost $700?

Moermond: there is no charge to talk to City Council.

Tran: I would like to come to Council August 6.

Moermond: we will send an email to confirm, would you want that to be in English, Vietnamese or both?

Tran: both. My brother will read.

Moermond: we'll go ahead and order an interpreter now for August 6.

2	City Council	07/23/2025	Continue Public Hearing	City Council	08/06/2025	
	Action Text:	Amended and public hearing continued to August 6, 2025				
3	City Council	08/06/2025	Continue Public Hearing	City Council	08/27/2025	Pass
	Action Text:	Public hearing continued to August 27, 2025				
	Notes:	*Public hearing continued for three weeks.*				

Hue Tran, property owner, appeared in person and spoke through a Vietnamese interpreter

Marcia Moermond, Legislative Hearing Officer: This is an assessment for a property cleanup stemming from a homeless encampment. The City removed the larger items like tents but issued a summary abatement order for the smaller things left behind like trash. The order was issued on March 19, 2025. Cleanup was not done by the compliance date of March 26, and a work order was put in which was done on April 7. The cost is for 1 hour of work, plus a charge for the materials a service charged. The total is $669.

Hue Tran: I want to state the correct address, which is 427 Aurora Ave. The letter I received on March 19 included a photo that was not of my property. There are two more photos. One is of my property, but the other is owned by a liquor store. This photo should not be under my name. This cleanup should not be charged to me. The homeless people behind the property made more trash for me to clean up. I was told messages were left for me, but I did not receive them. My property is my responsibility to clean up, but those pictures are not my property. If you include it all together, I will not pay. I will only pay for my portion.

Councilmember Kim moved to continue the public hearing to August 27.

Moermond: That was what Councilmember Bowie wished for, which was communicated through her legislative aide. I can also provide follow-up information to things that were said today.

Councilmember Johnson: Are we able to confirm the property lines?

Moermond: Yes. We reviewed that in Legislative Hearing using aerial maps and I want you to have that info before you make a decision.

Yea:	5	Councilmember Yang, Councilmember Kim, Councilmember Jost, Councilmember Johnson, and Councilmember Privratsky
Nay:	0	
Absent:	2	Councilmember Noecker, and Councilmember Bowie

Text of Legislative File RLH TA 25-294

Ratifying the Appealed Special Tax Assessment for property at 427 AURORA AVENUE. (File No. J2522R4, Assessment No. 258582) (Public hearing continued to August 6, 2025)

AMENDED 7/23/25

WHEREAS, the Office of Financial Services Assessment Section has attached to this Council File both a report of completion outlining the costs and fees associated with Rubbish and Garbage Clean Up services during April 2 to 11, 2025. (File No. J2522R4, Assessment No. 258582) and the assessment roll including all properties for which these assessments are proposed for Council ratification; and

WHEREAS, the City Council's Legislative Hearing Officer has reviewed an appeal of this assessment and developed a recommendation for the City Council with respect to this assessment; and

WHEREAS, a public hearing having been conducted for the above improvement, and said assessment having been further considered by the Council and having been considered financially satisfactory; Now, Therefore, Be It

RESOLVED, that pursuant to Chapter 14 of the Saint Paul City Charter, said assessment is hereby ratified and payable in one installment ~~forthcoming, pending July 22, 2025 Legislative Hearing~~.

CITY OF SAINT PAUL
CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

March 19, 2025

25 - 018865

SUMMARY ABATEMENT ORDER

OCCUPANT
427 AURORA AVE
ST PAUL MN 55103

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

As owner or person(s) responsible for 427 AURORA AVE : please eliminate the nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

1Remove improperly stored or accumulated refuse which may include: garbage, rubbish, loose and scattered litter, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from entire property including yard, boulevard, alley, and driveway.

PLEASE REMOVE AND PROPERLY DISPOSE OF ALL SCATTERED TRASH AND MISCELLANEOUS DEBRIS FROM THE SOUTH SIDE OF THE PROPERTY BETWEEN THE SIDEWALK AND THE PARKING AREA. THANK YOU. Comply before March 26, 2025

Comply before: March 26, 2025

Questions: Call your Inspector Richard Kedrowski

Phone Number: 651-266-9141

Thank you - we appreciate your cooperation!

If you do not correct the nuisance or file an appeal before March 26, 2025, the City will correct the nuisance and charge all cost, including boarding costs, against the property as a special assessement to be collected in the same way as property taxes. Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately $450 per hour plus expenses for abatement.

APPEALS:You may appeal this order and obtain a hearing before the Legislative Hearing Officer by completing an appeal application before the deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 City Hall, 15 W. Kellogg Blvd., St. Paul, MN 55102. (651) 266-8585. You must submit a copy of this Order with your appeal application.

WARNING: If violations are not corrected by the compliance date, the city's costs will be assessed to the property taxes of the related property. If additional new violations are discovered within the next 12 months, additional charge may apply.

Photo may not show all areas which need to be abated

Also send to:

Hue Ngoc Tran 8556 Savanna Oaks Ln Woodbury MN 55125-9611

CITY OF SAINT PAUL
CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

March 19, 2025

25 - 018865

SUMMARY ABATEMENT ORDER

HUE NGOC TRAN
8556 SAVANNA OAKS LN
WOODBURY MN 55125-9611

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

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Photo may not show all areas which need to be abated

Also send to:

Occupant

sa.rpt 9/1

427 AURORA AVE

RECHECK PHOTO TAKEN 3-26-25

Date:	**April 08, 2025**	**HP District:**	
File #:	**25 - 021092**	**Property Name:**	
Folder Name:	**427 AURORA AVE**	**Survey Info:**	
PIN:	**362923310012**		

Date:	**April 08, 2025**	**HP District:**	
File #:	**25 - 021092**	**Property Name:**	
Folder Name:	**427 AURORA AVE**	**Survey Info:**	
PIN:	**362923310012**		

Date:	**April 08, 2025**	**HP District:**	
File #:	**25 - 021092**	**Property Name:**	
Folder Name:	**427 AURORA AVE**	**Survey Info:**	
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Date:	**April 08, 2025**	**HP District:**	
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File #:	**25 - 021092**	**Property Name:**	
Folder Name:	**427 AURORA AVE**	**Survey Info:**	
PIN:	**362923310012**		

Date:	**April 08, 2025**	**HP District:**	
File #:	**25 - 021092**	**Property Name:**	
Folder Name:	**427 AURORA AVE**	**Survey Info:**	
PIN:	**362923310012**		

From: *CI-StPaul_LegislativeHearings
To: *CI-StPaul_LegislativeHearings; "jimbanz432"
Subject: RE: assessment hearing
Date: Wednesday, June 18, 2025 9:02:00 AM
Attachments: 427 Aurora Ave.SAO.3-19-25.pdf
image001.png
427 Aurora Ave.recheck photo.3-26-25.pdf
427 Aurora Ave.contractor photos.4-7-25.pdf

Mr. Tran,

I've put together a file, and the documents attached are related to your hearing. Again, I've rescheduled this to July 8 via phone between 9 and 11 am. We will call you into the hearing at (651)387-0336. Please confirm whether you can/wish to attend this hearing, otherwise per my email below you are welcome to review the attached documents and reply with any testimony you'd like considered at that hearing and we will follow up afterwards with the recommendation from July 8.

Thank you!
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings
Sent: Tuesday, June 17, 2025 1:43 PM
To: 'jimbanz432' <jimbanz432@proton.me>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: RE: assessment hearing

Good afternoon,

Who did you speak with? We don't have record of any appeals for you on today's agenda. With a little digging I am assuming that this is regarding 427 Aurora? Please always include your property address in the future.

We would be happy to put together a file and reschedule this to July 8th via phone between 9 and 11 am. If you are unable to attend you are welcome to submit your testimony in writing to be reviewed by the Legislative Hearing officer.

Please let me know how you wish to proceed.

Thanks,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: jimbanz432 <jimbanz432@proton.me>
Sent: Tuesday, June 17, 2025 9:32 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: assessment hearing

You don't often get email from jimbanz432@proton.me. Learn why this is important

Hue Tran
file J2522R
Assessment# 258555
I had requested to be put on for a hearing for a property assessment for $669.00.
I cleaned up the property myself. The trash and litter filled half of my pick up truck. Almost every week I pick up several garbage bags of other peoples garbage. most of this trash comes from the liquor store next door. We also have a recurring problem with homeless people, mostly men setting up camp and trashing the property, not to mention defecating around the property. I will not be available to attend this hearing today. I had to travel to Japan this morning after hearing of the impending death of my niece in Japan.
Hue Tran
8556 Savanna oaks lane
Woodbury MN 55125
(651)387-0336

Sent with Proton Mail secure email.

STAMP - Activity Detail

New Search Help using this report

427 Aurora Ave

Click here to access other applications using this address - GISmo, MapIT, and Ramsey County Info

Run Date: 07/21/25 11:51 AM
Folder ID#: **25 021092** **In Date:** 03/27/25 **Issued Date:**
Status: Assessed **Closed:** 04/15/25
Type: PA - Parks Summary Abatement - Garbage Rubbish
Reference#: 25 021092

Description:
Remove improperly stored or accumulated refuse which may include: garbage, rubbish, loose and scattered litter, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from entire property including yard, boulevard, alley, and driveway.
PLEASE REMOVE AND PROPERLY DISPOSE OF ALL SCATTERED TRASH AND MISCELLANEOUS DEBRIS FROM THE SOUTH SIDE OF THE PROPERTY BETWEEN THE SIDEWALK AND THE PARKING AREA. THANK YOU.

Comment:
03/27/2025 : Work Order Printed 03/27/2025

Document:
CE Photo Document: - Generated: 04/08/2025 - Sent: 04/08/2025
Batch PDF: DSIWO Document - Generated: 03/27/2025 - Sent: 03/27/2025

* Note: Clicking on above document links may not reflect the exact formatting of the original document.

People:
Owner:
Hue Ngoc Tran
8556 Savanna Oaks Ln
Woodbury MN 55125-9611

Property:
427 AURORA AVE, PIN: 362923310012

Info Value:
Work Done Date: Apr 07, 2025
Garbage Abatement Hrs: 1
General Refuse (cu. yds.): 1

Fee:
DSI General Refuse (cu. yds.) Fee : $55.00 - Paid in Full: Yes - Payment Type: ASSESS - Payment Date: 04/15/2025
Code Enforcement Fee: $124.00 - Paid in Full: Yes - Payment Type: ASSESS - Payment Date: 04/15/2025
DSI Garbage Abatement Fee: $450.00 - Paid in Full: Yes - Payment Type: ASSESS - Payment Date: 04/15/2025

Parks SA

Assigned To: DSI Summarry Abatement Group

Closed: 04/14/25

Result:
04/14/2025: * Confirm by Insp - Sean Westenhofer - 4-7-2025 -Work Order completed by DSI Contractor. SW

INVOICE

Kamish Excavating, Inc.

1301 So. Concord Street
South St. Paul, MN 55075
Phone: 651-457-3600

DATE: April 9, 2025
INVOICE # 25-530
FOR: *Nuisance & Garbage Abatements*

City of St. Paul
Department of Safety and Inspections
375 Jackson St, Suite 220
St. Paul, MN 55101

DATE & ADDRESS	DESCRIPTION	NUMBER	AMOUNT
4/7/2025	Garbage / Brush Abatement Fee's	Hours	
400 Western Ave N	Property Cleanup	3.5	$ 1,575.00
	MSW Disposal	16 CY	$ 880.00
	Tree / Brush Disposal	6 CY	$ 330.00
	Mattresses	3	$ 105.00
	Refridgerator	1	$ 50.00
222 Frank Street	Property Cleanup	0.5	$ 225.00
	MSW Disposal	1 CY	$ 55.00
666 Geranium Ave E	Property Cleanup	0.5	$ 225.00
	MSW Disposal	1 CY	$ 55.00
	Mattresses	1	$ 35.00
872 Rondo Ave	Property Cleanup	0.5	$ 225.00
	MSW Disposal	1 CY	$ 55.00
811 Van Buren Ave	Property Cleanup	0.5	$ 225.00
	MSW Disposal	1 CY	$ 55.00
519 Edmund Ave	Trip Charge / Completed by Owner	0.5	$ 225.00
968 Sherburne Ave	Trip Charge / Completed by Owner	0.5	$ 225.00
427 Aurora Ave	Property Cleanup	1	$ 450.00
	MSW Disposal	1 CY	$ 55.00
429 Aurora Ave	Property Cleanup	0.5	$ 225.00
	MSW Disposal	1 CY	$ 55.00
		TOTAL	$ 5,330.00

THANK YOU FOR YOUR BUSINESS!

From:	*CI-StPaul_LegislativeHearings
To:	"jimbanz432"
Cc:	*CI-StPaul_LegislativeHearings
Subject:	RE: assessment hearing
Date:	Wednesday, July 30, 2025 3:25:00 PM
Attachments:	image001.png
Importance:	High

Good afternoon,

This email is to confirm that at your Legislative Hearing on July 22, 2025 Legislative Hearing officer Marcia Moermond recommended your appealed tax assessment for 427 AURORA AVENUE. (File No. J2522R, Assessment No. 258555) (Public hearing continued to August 6, 2025) **be approved.**

Your Council Public Hearing is scheduled on **Wednesday, August 6, 2025 at 3:30 pm. in room 300 City Hall.** You have indicated you will be contesting this recommendation. We have an interpreter scheduled to attend; please
appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*).

Thank you,
Joanna

Chào buổi chiều,

Email này xác nhận rằng tại Phiên điều trần Lập pháp của quý vị vào ngày 22 tháng 7 năm 2025, viên chức Phiên điều trần Lập pháp Marcia Moermond đã đề nghị chấp thuận mức đánh giá thuế kháng cáo của quý vị đối với địa chỉ 427 AURORA AVENUE. (Số hồ sơ: J2522R, Số đánh giá: 258555) (Phiên điều trần công khai tiếp tục đến ngày 6 tháng 8 năm 2025).

Phiên điều trần Công khai của Hội đồng của quý vị được lên lịch vào Thứ Tư, ngày 6 tháng 8 năm 2025 lúc 3:30 chiều tại phòng 300 Tòa thị chính. Quý vị đã cho biết quý vị sẽ phản đối đề xuất này. Chúng tôi đã có phiên dịch viên dự kiến tham dự; vui lòng
trực tiếp đến tham dự (vui lòng đến trước 3:30 chiều và làm thủ tục với nhân viên bên ngoài phòng họp Hội đồng khi quý vị đến).

Cảm ơn,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102

P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings
Sent: Wednesday, June 18, 2025 9:03 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>; 'jimbanz432' <jimbanz432@proton.me>
Subject: RE: assessment hearing

Mr. Tran,

I've put together a file, and the documents attached are related to your hearing. Again, I've rescheduled this to July 8 via phone between 9 and 11 am. We will call you into the hearing at (651)387-0336. Please confirm whether you can/wish to attend this hearing, otherwise per my email below you are welcome to review the attached documents and reply with any testimony you'd like considered at that hearing and we will follow up afterwards with the recommendation from July 8.

Thank you!
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings
Sent: Tuesday, June 17, 2025 1:43 PM
To: 'jimbanz432' <jimbanz432@proton.me>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Subject: RE: assessment hearing

Good afternoon,

Who did you speak with? We don't have record of any appeals for you on today's agenda. With a little digging I am assuming that this is regarding 427 Aurora? Please always include your property address in the future.

We would be happy to put together a file and reschedule this to July 8th via phone between 9 and 11 am. If you are unable to attend you are welcome to submit your testimony in writing to be reviewed by the Legislative Hearing officer.

Please let me know how you wish to proceed.

Thanks,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: jimbanz432 <jimbanz432@proton.me>
Sent: Tuesday, June 17, 2025 9:32 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: assessment hearing

You don't often get email from jimbanz432@proton.me. Learn why this is important

Hue Tran
file J2522R
Assessment# 258555
I had requested to be put on for a hearing for a property assessment for $669.00.
I cleaned up the property myself. The trash and litter filled half of my pick up truck. Almost every week I pick up several garbage bags of other peoples garbage. most of this trash comes from the liquor store next door. We also have a recurring problem with homeless people, mostly men

setting up camp and trashing the property, not to mention defecating around the property. I will not be available to attend this hearing today. I had to travel to Japan this morning after hearing of the impending death of my niece in Japan.
Hue Tran
8556 Savanna oaks lane
Woodbury MN 55125
(651)387-0336

Sent with Proton Mail secure email.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH CO 25-7

File ID:	RLH CO 25-7	**Type:**	Resolution LH Correction Order (Code Enforcement Only)	**Status:**	Agenda Ready
Version:	2	**Contact Number:**		**In Control:**	City Council
				File Created:	07/18/2025
File Name:	1462 Brompton St			**Final Action:**	

Title: Appeal of Edward Albrecht to a Correction Order at 1462 BROMPTON STREET.

Notes: Appellant: Edward Albrecht
Phone: 612-363-0409
Email: Albrechtschool@hotmail.com

Agenda Date: 08/27/2025

Sponsors: Privratsky

Enactment Date:

Attachments: 1462 Brompton St.appeal 7-18-25, 1462 Brompton St.photos 7-14-25, 1462 Brompton St.Albrecht Ltr.8-14-25

Financials Included?:

Contact Name:

Hearing Date:

Entered by: melanie.zastrow@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	08/12/2025	Referred	City Council	08/27/2025		

Action Text: Referred to the City Council due back on 8/27/2025

Notes: *Grant to September 9th, 2025 for compliance with July 14 correction notice, and grant to November 1, 2025 to have approved site plan for continued parking or vehicles removed from any unapproved location.*

Edward & Tammy Albrecht, owners, appeared

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: July 24th a correction notice was issued to the property saying that all vehicles on the property must have current tabs, licensed, operable, cannot be missing vital parts and must be parked on an approved surface . No site plan on file showing any approved off-street parking. They were asked to submit that to Zoning for any proposed parking. Photos are in the file.

Albrecht: I know some of this is timing of the mail. We received it the 21st, so we tried to get everything into compliance, we dealt with the fridge and tall grass and weeds immediately. There was an asphalt parking pad when we bought the house we assumed was legal. That's where the car is packed. There's class 5 behind the house, so I assumed it was an ok parking surface.

Moermond: I think perhaps with all the greenery it isn't classified as class 5. If it has to be mowed….

Edward Albrecht: I haven't been spraying. We've tried to pull as many as we can. I acknowledge if there's no site plan that's on me. I tried reading the off-street parking codes to figure out where we could apply for and whether that asphalt parking area would be approved. It seems like it may be smaller than the site specified. I wasn't sure on procedure and best way of dealing with that. Part of the reason we appealed is we were already scheduled to be out of town for 2 weeks for a boy scout trip and it was hard to coordinate with limited cell service. We wanted to make sure it was done correctly.

Moermond: makes perfect sense. What is your goal? We have two vehicles here.

*Edward Albrecht: the garage there was built in 1940 so you can *almost* get a car into. I was hoping to find 2 spots on the property if I am able to at all. The truck is being removed. It was my father in law's so we're trying to coordinate moving that. He doesn't live in the state anymore. The black one is mine. The Honda CRV is my brother in law's and we've told him he has to move it. The Black Audi will be removed and repaired.*

This isn't a rental property. We purchased the house when we were doing renovations to our house. My wife's family lives out of town, so they use it when they visit or go to the state fair. It isn't actively occupied.

Moermond: normally at this point I'd pull up aerial maps and go backwards in time to see what it looked like and see how it has looked over the year. I'm unable to do that currently. It is August 12th, let's have the vehicles moved by September 9th. With regard to parking next to the garage and sorting that out, let's go to November 1. If you go in, bring in a site plan, they have changes, I want you to have time to handle that and make those changes. It will also take the Department more time to review, because their computer systems are down for the foreseeable future. We are in a unique time, let's give some extra time for things none of us can control. Do those days work for you?

Albrecht: yes.

Text of Legislative File RLH CO 25-7

Appeal of Edward Albrecht to a Correction Order at 1462 BROMPTON STREET.

WHEREAS, in the matter of Appeal of Edward Albrecht to a Correction Order at 1462 BROMPTON STREET, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant;

WHEREAS, the Legislative Hearing Officer recommends that the City Council grant to September 9, 2025 for compliance with July 14, 2025 Correction Notice, and grant to November 1, 2025 to have approved site plan for continued parking or vehicles removed from any unapproved location; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- ☑ **$25 filing fee** (non-refundable) **(payable to the City of Saint Paul) (if cash: receipt number** 784298 **)**
- ☑ **Copy of the City-issued orders/letter being appealed & any attachments you may wish to include**

☒ Walk In ☐ Mail ☐ Email

Appeal taken by:

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, August 12, 2025
Location of Hearing:

☒ **Telephone:** *you will be called between* 11:00am & 1:00pm

☐ **In person** *(Room 330 City Hall)* **at:** _____
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1462 Brompton St. City: St. Paul State: MN Zip: 55108

Appellant/Applicant: Edward Albrecht Email Albrechtschool@Hotmail.com

Phone Numbers: Business _____ Residence 651-340-2405 Cell 612-363-0409

Signature: _____ Date: 7-18-25

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Residence _____ Cell _____

RECEIVED
JUL 18 2025
CITY CLERK

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.) Correction Notice - Site plan for off-street parking

Revised 8/17/2023

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

- Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yuav pab dawb xwb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

RECEIVED
JUL 18 2025
CITY CLERK

July 14, 2025

Edward Albrecht/Tammy Albrecht
1529 Grantham St
St Paul MN 55108-1449

Occupant
1529 Grantham St
St Paul MN 55108-1449

CORRECTION NOTICE

Date: **July 14, 2025**
RE: **1462 BROMPTON ST**
File #: **25-053222**

Dear Sir/Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **July 14, 2025** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code[1] (see footnote 1, below).

1. SPLC 34.08. - **VEHICLES:** All vehicles must be correctly licensed, operable, secure from unauthorized entry, and parked on an improved surface. Correct violations, store in a garage or remove.

   ALL VEHICLES ON THE PROPERTY MUST HAVE CURRENT TABS, MUST BE REGISTERED TO THE PROPERTY, MUST BE FULLY OPERATIONAL, CANNOT BE MISSING ANY VITAL PARTS, CANNOT BE OPEN TO ENTRY AND MUST BE PARKED ON AN APPROVED SURFACE. PLEASE BRING ALL VEHICLES INTO COMPLIANCE, STORE IN A GARAGE OR REMOVE NON-COMPLIANT VEHICLES FROM THE PROPERTY. THANK YOU.

   THERE IS NO SITE PLAN ON FILE SHOWING ANY OFF-STREET PARKING ON THE PROPERTY. PLEASE SUBMIT A SITE PLAN TO THE ZONING DEPARTMENT FOR ANY PROPOSED OFF-STREET PARKING. THANK YOU

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after **July 21, 2025**, by which date the violations noted must be corrected. Failure to correct these deficiencies may result in an abatement and/or additional fees for re-inspection.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-9141.

Sincerely,

Richard Kedrowski
Badge # 320
CODE ENFORCEMENT OFFICER

Footnote:

[1] To see the Legislative Code go to www.stpaul.gov on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.

WARNING: Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection for compliance after the due date will be collected from the owner rather than being paid for by the taxpayers of the City. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid for by the taxpayers of the City. Any such future costs will be collected via assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

AWD

CR-V
GRU 961

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

August 15, 2025

Edward Albrecht
1529 Grantham St
St. Paul, MN 55108

VIA EMAIL: albrechtschool@hotmail.com

Re: Appeal for the property at 1462 Brompton Street

Dear Edward Albrecht:

This is to confirm that at the Legislative Hearing on August 12, 2025, Legislative Hearing Officer Marcia recommended that the City Council **grant to September 9th, 2025 for compliance with July 14 correction notice, and grant to November 1, 2025 to have approved site plan for continued parking or vehicles removed from any unapproved location.**

This matter will go before the City Council at Public Hearing on **Wednesday, August 27, 2025 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

- appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*)

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions, please contact our office at 651-266-8585.

Sincerely,
/s/
Joanna Zimny

c: CE Supervisors

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH TA 25-119

File ID: RLH TA 25-119 **Type:** Resolution LH Tax Assessment Appeal **Status:** Agenda Ready

Version: 2 **Contact Number:** **In Control:** City Council

File Created: 02/20/2025

File Name: 263 Curtice St W **Final Action:**

Title: Ratifying the Appealed Special Tax Assessment for property at 263 CURTICE STREET WEST. (File No. J2507T1, Assessment No. 258537) (Continued public hearing to August 27, 2025)

Notes: Jeremy Arneberg
jeremyarneberg8@gmail.com
651-313-1021

2/21/25: sent packet. mv

Agenda Date: 08/27/2025

Sponsors: Noecker **Enactment Date:**

Attachments: 263 Curtice St W.TGW 7-11-24.pdf, 263 Curtice St W.SA Ltr +photo 7-11-24.pdf, 263 Curtice St W.Photos 7-11-24.pdf, 263 Curtice St W.Photo 7-26-24.pdf, 263 Curtice St W.Contractor photos 8-14-24.pdf, 8-14-2024 Warners Invoice (1).pdf **Financials Included?:**

Contact Name: **Hearing Date:**

Entered by: mai.vang@ci.stpaul.mn.us **Ord Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	02/25/2025	Referred	City Council	03/19/2025		

Action Text: Referred to the City Council due back on 3/19/2025

Notes: *Continue CPH to August 27, 2025 and if no same or similar violations reduce assessment from $365.25 to $183, otherwise approve in full.*

Jeremy Arneberg, owner, appeared via phone

[Moermond gives background of appeals process]

Arneberg: I was just mostly confused and wanted to verify that I wasn't dinged for the empty lot next door.

Staff report by Supervisor Lisa Martin: a Summary Abatement Order was issued for tall grass and weeds issued July 11, 2024. Compliance date of July 15. We did do a recheck July 24. Rechecked again July 25. We also had orders on the neighboring property and did rechecks there. Work order was sent for a total assessment of $365.25. History on the property: July 9, 2024 exterior, same thing.

January of 2022 garbage, no action. July 15, 2020 some animal issues.

Moermond: you are right, they also had overgrown vegetation and also got orders. So both of your houses got that.

Arneberg: the crew of 3 young men they sent were probably working for 20 minutes in my yard. I see they have a minimum charge.

Moermond: looking at the photos, the crew charged .75 "man hours". 3 people for 15 minutes or one person for 45 minutes. I'm looking at photos and it does look like both your property and the neighbor's had significant overgrowth. Are you having trouble taking care of your yard? Would you like some information about services that may be able to help?

Arneberg: potentially. I was assaulted last winter and I have [medical condition] and I was going through a hard time and I didn't receive the initial letter. It got misplaced, it was unopened when I found it. I apologize, I won't let it get like that again.

Moermond: are you on disability?

Arneberg: disability, yes.

Moermond: do you have a CADI waiver for services?

Arneberg: no.

Moermond: we'll send you contact information for someone with Ramsey County Public Health and she may be able to help with some services to manage moving forward. The crew did go out, I understand you're having difficulty taking care of this. I'll recommend this is divided over 5 years.

Arneberg: I have a small yard; I should be able to maintain it. Any information would be welcome though.

Moermond: in further review, if we could go with no same or similar violations through September 1, we'll cut this in half.

2	City Council	03/19/2025	Continue Public Hearing	City Council	08/27/2025	
	Action Text:	Public hearing continued to August 27, 2025				

Text of Legislative File RLH TA 25-119

Ratifying the Appealed Special Tax Assessment for property at 263 CURTICE STREET WEST. (File No. J2507T1, Assessment No. 258537) (Continued public hearing to August 27, 2025)

WHEREAS, the Office of Financial Services Assessment Section has attached to this Council File both a report of completion outlining the costs and fees associated with Tall Grass and Weed Removal services during August 1 to 30, 2024. (File No. J2507T1, Assessment No. 258537) and the assessment roll including all properties for which these assessments are proposed for Council ratification; and

WHEREAS, the City Council's Legislative Hearing Officer has reviewed an appeal of this assessment and developed a recommendation for the City Council with respect to this assessment; and

WHEREAS, a public hearing having been conducted for the above improvement, and said assessment having been further considered by the Council and having been considered financially satisfactory; Now, Therefore, Be It

RESOLVED, that pursuant to Chapter 14 of the Saint Paul City Charter, said assessment is hereby ratified and reduced from $365.25 to $183 if no same or similar violation(s) by August 27, 2025.

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

7/11/24

RICHARD J ARNEBERG
263 CURTICE ST W
ST PAUL MN 55107-3454

NOTICE TO CUT TALL GRASS AND/OR WEEDS

263 CURTICE ST W File #: 24 - 057419 Insp: 345

IF THE GRASS AND/OR WEEDS HAVE ALREADY BEEN CUT,
THANK YOU AND PLEASE DISREGARD THIS NOTICE.

Dear Owner/Occupant/Responsible Party:

We received a complaint of tall grass and/or weeds for this property address. The Saint Paul Legislative Code, Chapter 45, requires property owners and/or occupants to keep the grass and/or weeds less than eight (8) inches in height. This is your official notice to cut and remove tall grass, weeds and rank plant growth from your yard, the boulevard, and from the garage and/or alley areas.

To ensure compliance with the ordinance, a Code Enforcement Officer will inspect the property after 72 hours from the postmark on this letter. If the grass and/or weeds are more than eight (8) inches, the Enforcement Officer will schedule a City Work Crew to immediately do this work. The cost of cutting the tall grass and/or weeds is $160 per hour plus expenses, with a minimum charge of one (1) hour. This fee plus administrative costs will be added to the special assessments against the property, to be paid with the Real Estate Taxes.

Your cooperation in cutting the grass and/or weeds will be appreciated by the people in your neighborhood. Let's all work together to make Saint Paul the best it can be! If you have any further questions regarding this notice, if you are elderly or disabled and need help with cutting the grass or if you no longer own this property, please call the Code Enforcement Area Inspector Hector Caballero at 651-266-9158.

The scheduled inspection date for your property is on or after: July 15, 2024

Also Sent To:
Jeremy Mark Arneberg 263 W Curtice St St Paul MN 55107-3454

APPEALS: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk immediately upon receipt of this letter. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266-8688. You must submit a copy of this Summary Abatement Notice with your appeal

*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

7/11/24

JEREMY MARK ARNEBERG
263 W CURTICE ST
ST PAUL MN 55107-3454

NOTICE TO CUT TALL GRASS AND/OR WEEDS

263 CURTICE ST W File #: 24 - 057419 Insp: 345

IF THE GRASS AND/OR WEEDS HAVE ALREADY BEEN CUT,
THANK YOU AND PLEASE DISREGARD THIS NOTICE.

Dear Owner/Occupant/Responsible Party:

We received a complaint of tall grass and/or weeds for this property address. The Saint Paul Legislative Code, Chapter 45, requires property owners and/or occupants to keep the grass and/or weeds less than eight (8) inches in height. This is your official notice to cut and remove tall grass, weeds and rank plant growth from your yard, the boulevard, and from the garage and/or alley areas.

To ensure compliance with the ordinance, a Code Enforcement Officer will inspect the property after 72 hours from the postmark on this letter. If the grass and/or weeds are more than eight (8) inches, the Enforcement Officer will schedule a City Work Crew to immediately do this work. The cost of cutting the tall grass and/or weeds is $160 per hour plus expenses, with a minimum charge of one (1) hour. This fee plus administrative costs will be added to the special assessments against the property, to be paid with the Real Estate Taxes.

Your cooperation in cutting the grass and/or weeds will be appreciated by the people in your neighborhood. Let's all work together to make Saint Paul the best it can be! If you have any further questions regarding this notice, if you are elderly or disabled and need help with cutting the grass or if you no longer own this property, please call the Code Enforcement Area Inspector Hector Caballero at 651-266-9158.

The scheduled inspection date for your property is on or after: July 15, 2024

Also Sent To:
Richard J Arneberg 263 Curtice St W St Paul MN 55107-3454

APPEALS: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk immediately upon receipt of this letter. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266-8688. You must submit a copy of this Summary Abatement Notice with your appeal

*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

CITY OF SAINT PAUL
CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

July 11, 2024

24 - 057419

SUMMARY ABATEMENT ORDER

RICHARD J ARNEBERG
263 CURTICE ST W
ST PAUL MN 55107-3454

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

As owner or person(s) responsible for 263 CURTICE ST W: please eliminate the nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

1. Cut and remove tall grass, weeds and rank plant growth from yard, blvd, and alley areas.
PLEASE CUT ALL TALL GRASS AND WEEDS ON ENTIRE PROPERTY, INCLUDING THE BOULEVARD. ESPECIALLY TALL WEEDS ALONG FENCE LINES AND AROUND THE HOUSE. THANK YOU. Comply before July 11, 2024

Comply before: July 11, 2024

Questions: Call your Inspector Hector Caballero

Phone Number: 651-266-9158

Thank you - we appreciate your cooperation!

If you do not correct the nuisance or file an appeal before July 11, 2024, the City will correct the nuisance and charge all cost, including boarding costs, against the property as a special assessement to be collected in the same way as property taxes. Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately $260 per hour plus expenses for abatement.

APPEALS:You may appeal this order and obtain a hearing before the Legislative Hearing Officer by completing an appeal application before the deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 City Hall, 15 W. Kellogg Blvd., St. Paul, MN 55102. (651) 266-8585. You must submit a copy of this Order with your appeal application.

WARNING: If violations are not corrected by the compliance date, the city's costs will be assessed to the property taxes of the related property. If additional new violations are discovered within the next 12 months, additional charge may apply.

Photo may not show all areas which need to be abated

Also send to:

Jeremy Mark Arneberg 263 W Curtice St St Paul MN 55107-3454 Occupant

CITY OF SAINT PAUL
CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

July 11, 2024

24 - 057419

SUMMARY ABATEMENT ORDER

OCCUPANT
263 CURTICE ST W
ST PAUL MN 55107-3454

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

As owner or person(s) responsible for 263 CURTICE ST W: please eliminate the nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

1. Cut and remove tall grass, weeds and rank plant growth from yard, blvd, and alley areas.
PLEASE CUT ALL TALL GRASS AND WEEDS ON ENTIRE PROPERTY, INCLUDING THE BOULEVARD. ESPECIALLY TALL WEEDS ALONG FENCE LINES AND AROUND THE HOUSE. THANK YOU. Comply before July 11, 2024

Comply before: July 11, 2024

Questions: Call your Inspector Hector Caballero

Phone Number: 651-266-9158

Thank you - we appreciate your cooperation!

If you do not correct the nuisance or file an appeal before July 11, 2024, the City will correct the nuisance and charge all cost, including boarding costs, against the property as a special assessement to be collected in the same way as property taxes. Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately $260 per hour plus expenses for abatement.

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375 Jackson Street, Suite 220
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July 11, 2024

24 - 057419

SUMMARY ABATEMENT ORDER

JEREMY MARK ARNEBERG
263 W CURTICE ST
ST PAUL MN 55107-3454

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Photo may not show all areas which need to be abated

Also send to:

Richard J Arneberg 263 Curtice St W St Paul MN 55107-3454 Occupant

263 Curtice St W.Photo 7-26-24

Date:	**August 19, 2024**	**HP District:**	
File #:	**24 - 062583**	**Property Name:**	
Folder Name:	**263 CURTICE ST W**	**Survey Info:**	
PIN:	**072822340005**		

Date:	**August 19, 2024**	**HP District:**	
File #:	**24 - 062583**	**Property Name:**	
Folder Name:	**263 CURTICE ST W**	**Survey Info:**	
PIN:	**072822340005**		

Date:	**August 19, 2024**	**HP District:**	
File #:	**24 - 062583**	**Property Name:**	
Folder Name:	**263 CURTICE ST W**	**Survey Info:**	
PIN:	**072822340005**		

Work done 8/14/24

Date:	**August 19, 2024**	**HP District:**	
File #:	**24 - 062583**	**Property Name:**	
Folder Name:	**263 CURTICE ST W**	**Survey Info:**	
PIN:	**072822340005**		

Work done 8/14/24

Date:	**August 19, 2024**	**HP District:**	
File #:	**24 - 062583**	**Property Name:**	
Folder Name:	**263 CURTICE ST W**	**Survey Info:**	
PIN:	**072822340005**		

Work done 8/14/24

Date:	**August 19, 2024**	**HP District:**	
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PIN:	**072822340005**		

Work done 8/14/24

Date:	**August 19, 2024**	**HP District:**	
File #:	**24 - 062583**	**Property Name:**	
Folder Name:	**263 CURTICE ST W**	**Survey Info:**	
PIN:	**072822340005**		

Work done 8/14/24

Warner's Outdoor Solutions
6625 Bailey Road
Woodbury, MN 55129

Invoice

Date	Invoice #
8/14/2024	262624

Bill To

City of St. Paul
375 Jackson St
Suite 220
St. Paul, MN 55101

Terms	Due Date
Net 30	9/13/2024

Item	Serviced	Description	Qty	Amount
Mowing	8/14/2024	265 Curtice St W - Trip charge & 2.5 man hours	1	402.50T
Mowing	8/14/2024	263 Curtice St W - Trip charge & .75 man hours	1	201.25T
Mowing	8/14/2024	346 Maria Ave - Trip charge only. Done by owner	1	115.00T
Mowing	8/14/2024	683 Bedford St - Trip charge only. Done by owner	1	115.00T
Mowing	8/14/2024	1026 Sims Ave - Trip charge only. Done by owner	1	115.00T
Mowing	8/14/2024	852 Geranium Ave E - Trip charge only. Done by owner	1	115.00T
Mowing	8/14/2024	764 Jessamine Ave E - Trip charge only. Done by owner	1	115.00T
Mowing	8/14/2024	389 Cook Ave E - Trip charge & 3 man hours	1	460.00T
Mowing	8/14/2024	1093 Western Ave N - Trip charge only. Done by owner	1	115.00T
Mowing	8/14/2024	353 Larch St - Trip charge & 1.5 man hours	1	287.50T
Mowing	8/14/2024	857 Lafond Ave - Trip charge & 2.5 man hours	1	402.50T
Mowing	8/14/2024	1066 Lafond Ave - Trip charge & 3 man hours	1	460.00T

Thank you for your business. 18% APR will be assessed monthly for all late payments.

Subtotal	$2,903.75
Sales Tax (0.0%)	$0.00
Total	$2,903.75
Payments/Credits	$0.00
Balance Due	$2,903.75

Your lawn needs to breathe! Hire Warner's for Core Aeration this fall!

To pay by card, go to our website, call in, or write your card information on this invoice and return. If paying by check, please include the invoice number in the memo.

Are you happy with our service? Write a Google review and Warner's will donate $25 to a charity of your choice! Find out more at WarnersOutdoorSolutions.com and search Charity.

Phone #	Web Site	Email
(651) 735-2100	www.warnersoutdoorsolutions.com	office@warnersoutdoorsolutions.com

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH VO 25-16

File ID:	RLH VO 25-16	**Type:**	Resolution LH Vacate Order	**Status:**	Agenda Ready
Version:	2	**Contact Number:**		**In Control:**	City Council
				File Created:	07/21/2025
File Name:	740 Dayton Ave			**Final Action:**	

Title: Appeal of James Marshall, tenant, to a Fire Correction Notice, which includes Condemnation and Order to Vacate at 740 DAYTON AVENUE, UNIT B-4.

Notes: James Marshall, tenant
651-334-7486
mesh4000@live.com

Agenda Date: 08/27/2025

Sponsors: Bowie

Enactment Date:

Attachments: 740 Dayton Ave.appeal 7-21-25, 740 Dayton Ave.photos 7-8-25, 740 Dayton Ave.correction notice.3-31-25, 740 Dayton Ave.photos 4-3-25, 740 Dayton Ave.Marshall Ltr.7-25-25, 740 Dayton Ave Updated Photos 8-8-25.pdf, 740 Dayton Ave.Marshall Brown Ltr.8-15-25

Financials Included?:

Contact Name:

Hearing Date:

Entered by: greg.weiner@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	07/22/2025	Laid Over	Legislative Hearings	08/12/2025		

Action Text: Laid Over to the Legislative Hearings due back on 8/12/2025

Notes: *Layover to LH August 12, 2025 at 1:30 pm for further discussion after new Fire inspection.*

James Marshall, tenant, appeared

[Moermond gives background of appeals process]

Moermond: looks like we have a condemnation and order to vacate which is a serious matter. It was hard to tell from the photos the situation going on with the ceiling.

Marshall: that was my first worry, but I've been in that room 3 years. I figured out it wasn't as fragile as it looks.

Staff report by Supervisor Der Vue: this is a multi-unit building with 18 units. March 28, 2025 our office received a complaint the ceiling had cracks and leaks and there was a hole in the roof. The inspector did do an inspection and orders were issued to find the source of the leak and to repair the ceiling. It had extensive water damage and the exterior roof we could see rotting and deterioration. Based on the

photos it looks like the sheetrock is also rotting and has visible cracks. That was the end of March. A reinspection was done July 8 and there was no changes or repairs done.

Marshall: and finding of the source of leak?

Vue: right, we didn't receive anything from the property owner. The inspector did move forward and condemned the unit as uninhabitable with orders to vacate.

*Marshall: I made the call. I probably should have done a rent escrow, but I'm not familiar with this situation. I called the inspector he came out and inspected and that's where I told him from what I know it is coming from a hole in the roof somewhere. There's probably more than 1 hole. I went to the building manager, landlord, whoever and asked them to stop the leak and they said it wasn't priority. I didn't know rent escrow would have probably been the more accurate way to do this, that's when the whole process went through with the inspector. I'm in a very uncomfortable position myself to the point where I'm almost content with living there because I don't want to be in a shelter. That's the basis of my staying. As far as repairs, there's no way to fix the ceiling without repairing the cause of the leak. That's where I was confused about the whole process. What is going to happen first? It can't just be the ceiling coming down. That's just a ploy to get me out of the room, what's the point when it isn't even a priority? I'm stuck in a catch-22. I never thought I'd be in this position because of housing incompetence. I can take blame but I shouldn't have to suffer at the same time. I'm looking for as much mercy as I can get. For the longest time I've been getting the sh*t end of things. The best thing I can do is try and get the best outcome for my situation.*

Moermond: are you paying rent?

Marshall: as of now, I have stopped due to low income. When I was paying I was making steady payments. I've spent $14,000 on the 3 years living there. That gives me chills. I have to get out of that place so I have a place for my kids to come.

Moermond: have you talked to SMRLS?

Marshall: I did, but I was going through the situation where he was trying to take my keys from me. He ended up changing the locks on the outside of the building, so I had to call SMRLS and enforce my rights. That was just that one situation.

Moermond: that's called a lock out and its covered in State law.

Marshall: after that I didn't see him around anymore. He disappeared. I honestly hadn't seen him until yesterday. It was like 2 am I left my room to go downstairs to the fridge and I heard this door close right when my door did. I saw him, it was just odd. I didn't say anything. Why are you like trolling me or following me. I didn't understand that.

Moermond: is this Ken Brown?

Marshall: yeah. Who is the owner?

Moermond: Best Personal Care Services, LLC.

Marshall: Ken must own that?

Moermond: Maybe. Its an LLC. He could be part owner. It could be an employee. Hard to say. We need to get some better information. This letter appears to be automatically generated?

Vue: the inspection in early July which prompted the second letter.

Moermond: I'd like to see more of what's going on, maybe see what is going on with other parts of the building.

Marshall: there are units in the place that are missing a ceiling. There is serious stuff going on. The room I am in, I don't understand—there's the yearly inspection that's supposed to happen I'm assuming? Or is it every other year?

Moermond: it depends on the building itself. The City gives ratings, so if it had an A rating, they will inspect every 6 years. A Bad building would be every year. If someone is getting a Section 8

certificate, then they inspect every year on top of what the City does. I think we need to look at just more than your unit. You need to be in contact with SMRLS. Specifically, if you're withholding rent, you want the Court to ok that. They can give proper legal guidance on that. We'll see what kinds of orders come out from Fire Inspections, because that would be a good basis for tenants of the building to show that there IS a problem with the building. You'll need that. We'll pause the condemnation and give it a couple weeks to get inspectors in. We'll have fresh orders and photos. In the meantime you can stay put. If your unit is condemned, you shouldn't have to pay rent at all. SMRLS can give advice on that as well, but you need to make sure you're taking the proper steps so you don't get yourself in trouble.

I don't know these owners at all. They didn't pay their property taxes last year. They owe $15,000 from last year and haven't paid their May taxes this year. I don't know what that means for their long-term intent.

Vue: are you in unit B4?

Marshall: yes.

Vue: the inspector will schedule something in a couple weeks, I'll make sure you get a copy of that notice.

Marshall: via mail? Or email?

Vue: I can do both. We'll get fresh eyes and want to see the extent of the ceiling on interior and exterior, and do one throughout the building as well.

Moermond: I'll continue this to August 12 and hopefully we'll have more solid information to go on.

1	Legislative Hearings	08/12/2025	Referred	City Council	08/27/2025

Action Text: Referred to the City Council due back on 8/27/2025

Notes: *Grant to September 15, 2025 for compliance with both July 8 and August 8 Fire C of O orders or unit must be vacated.*

Voicemail left at 1:38 pm: this is Marcia Moermond from St. Paul City Council calling you about your appeal for 740 Dayton Avenue condemnation in your unit, B4. I do have photos from the August 8 follow up inspection. What I'll be saying is all the orders issued on July 8 and August 8 need compliance by September 15. The owner will need to schedule a full Certificate of Occupancy inspection for the entire building by September 15, and your unit in particular needs to be repaired by September 15. Right now, the extension is to September 15. We'll send a follow up letter by email and the landlord will be mailed a copy.

Ken Brown, appeared, 1:41 pm

Moermond: we had a complaint come into the City. Inspector wrote orders July 8; those orders were appealed by James Marshall. At that point when we talked July 22, I said we needed more of an inspection. The follow up inspection happened August 8 and there are orders and fresh orders based on that. I assume you haven't received anything?

Ken Brown: what is the issue here?

Moermond: are you familiar with the July 8 letter?

Ken Brown: no, Frank Thurner. The renter had complained and he said he needed to move so repairs could be done. That's the last I heard. I'm in charge of doing the repairs.

Moermond: July 8 a letter was sent saying B4 was being condemned, needed ceiling repair, new orders issued August 8. Not sure if those have been received yet. What I just left on Mr. Marshall's voicemail was putting all of this on a September 15th deadline.

[Imbertson outlines orders from August 8 and the new identified issues]

Imbertson: we also need access for a full inspection. It looks like Keith didn't have contact information.

Ken Brown: I need Mr. Marshall to move out before I can do the repairs.

Moermond: and Mr. Marshall was bringing up things about the landlord tenant relationship and I told him that isn't what we can do here.

Ken Brown: I already sent him his 14 day vacate notice. But it sounds like I still have to go through the regular route.

Moermond: we can't order him out. We can say the unit isn't habitable by September 15th.

Imbertson: there would be potential penalties for allowing occupancy past the vacate date.

Ken Brown: my hands are tied if I can't get him to move. I'm not sure what I should do. If he moved today I could start the repairs tomorrow.

Moermond: it sounds like you need your own legal advice. This isn't something we can tell you. We just say no one can be there and ultimately it's the landlord that takes a hit. Would a judge listen to this in an eviction process? Sure. I can't.

Ken Brown: if he won't move out and I can't do the repairs I'm still liable for not following your orders.

Moermond: the unit should be vacated and there are consequences if it isn't. I'd say you want to stay on the road you are on for eviction proceedings if that's how you want to solve it.

Ken Brown: sure, that was my confusion here.

Moermond: we'll send a follow up letter Friday.

Text of Legislative File RLH VO 25-16

Appeal of James Marshall, tenant, to a Fire Correction Notice, which includes Condemnation and Order to Vacate at 740 DAYTON AVENUE, UNIT B-4.

WHEREAS, in the matter of Appeal of James Marshall, tenant, to a Fire Correction Notice, which includes Condemnation and Order to Vacate at 740 Dayton Avenue, Unit B-4, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant; and

WHEREAS, the Legislative Hearing Officer recommends that the City Council grant to September 15, 2025 for compliance with both July 8, 2025 and August 8, 2025 Fire Certificate of Occupancy orders or unit must be vacated; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- [x] **$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number** _____) Waived by M. Moermond, per M. Vang
- [ ] **Copy of the City-issued orders/letter being appealed & any attachments you may wish to include**

[x] Walk In [ ] Mail [ ] Email

Appeal taken by: Kristin & Greg

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, July 22, 2025
Location of Hearing:

[ ] **Telephone:** ***you will be called between*** _____ & _____

[x] **In person** ***(Room 330 City Hall)*** **at:** 1:30pm
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 740 dayton Ave City: St. Paul State: MN Zip: 55104

Appellant/Applicant: James Marshall Email meshy000@live.com

Phone Numbers: Business _____ Residence _____ Cell 651-334-7486

Signature: _____ Date: 7/21/25

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Residence _____ Cell _____

What is being appealed and Why? Attachments Are Acceptable

- [x] **Vacate Order/Condemnation/ Revocation of Fire C of O** asking for time, building needs general repairs not just individual unit. this would displace tenant
- [ ] **Summary/Vehicle Abatement**
- [ ] **Fire C of O Deficiency List/Correction**
- [ ] **Code Enforcement Correction Notice**
- [ ] **Vacant Building Registration**
- [ ] **Other (Fence Variance, Code Compliance, etc.)**

Revised 8/17/2023

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

July 8, 2025

KEN BROWN
BEST PERSONAL CARE SERVICE, Llc
740 DAYTON AVE
ST PAUL MN 55104 USA

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 740 DAYTON AVE
Ref. # 13627

Dear Property Representative:

A re-inspection was made on your building on July 8, 2025, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date. **A reinspection will be made on August 1, 2025 at 11:30 AM.**

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. B-4 - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Unit B-4 ceiling is unsafe being condemned 7-8-2025.

   Unit B-4 must be unoccupied by 7-18-2025.

2. D4 - Ceiling - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects.-Ceiling leaking in D4. Find source of leak.

3. D4 - Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Ceiling has very extensive water damage as ceiling is coming apart at sheetrock seems. Have to take down ceiling material and repair all affected material and decolorization on flooring material. Find source of water intrusion.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: http://www.stpaul.gov/cofo

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: 651-266-8585 and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at Keith.Demarest@ci.stpaul.mn.us or call me at between 7:30 a.m - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Keith Demarest
Demarest, Keith

Ref. # 13627

Date: July 08, 2025
File #: 25 - 021578
Folder Name: 740 DAYTON AVE
PIN: 022823120094

Date: July 08, 2025
File #: 25 - 021578
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SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

March 31, 2025
KEN BROWN
BEST PERSONAL CARE SERVICE, Llc
740 DAYTON AVE
ST PAUL MN 55104 USA

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 740 DAYTON AVE
Ref. # 13627

Dear Property Representative:

An inspection was made of your building on March 31, 2025 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. **A reinspection will be made on May 8, 2025 at 11:30 AM.**

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. D4 - Ceiling - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects.-Ceiling leaking in D4. Find source of leak.

2. D4 - Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Ceiling has very extensive water damage as ceiling is coming apart at sheetrock seems. Have to take down ceiling material and repair all affected material and decolorization on flooring material. Find source of water intrusion.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: http://www.stpaul.gov/cofo

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: Frank.Thurner@ci.stpaul.mn.us or call me at 651-266-8984 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Frank Thurner
Fire Safety Inspector

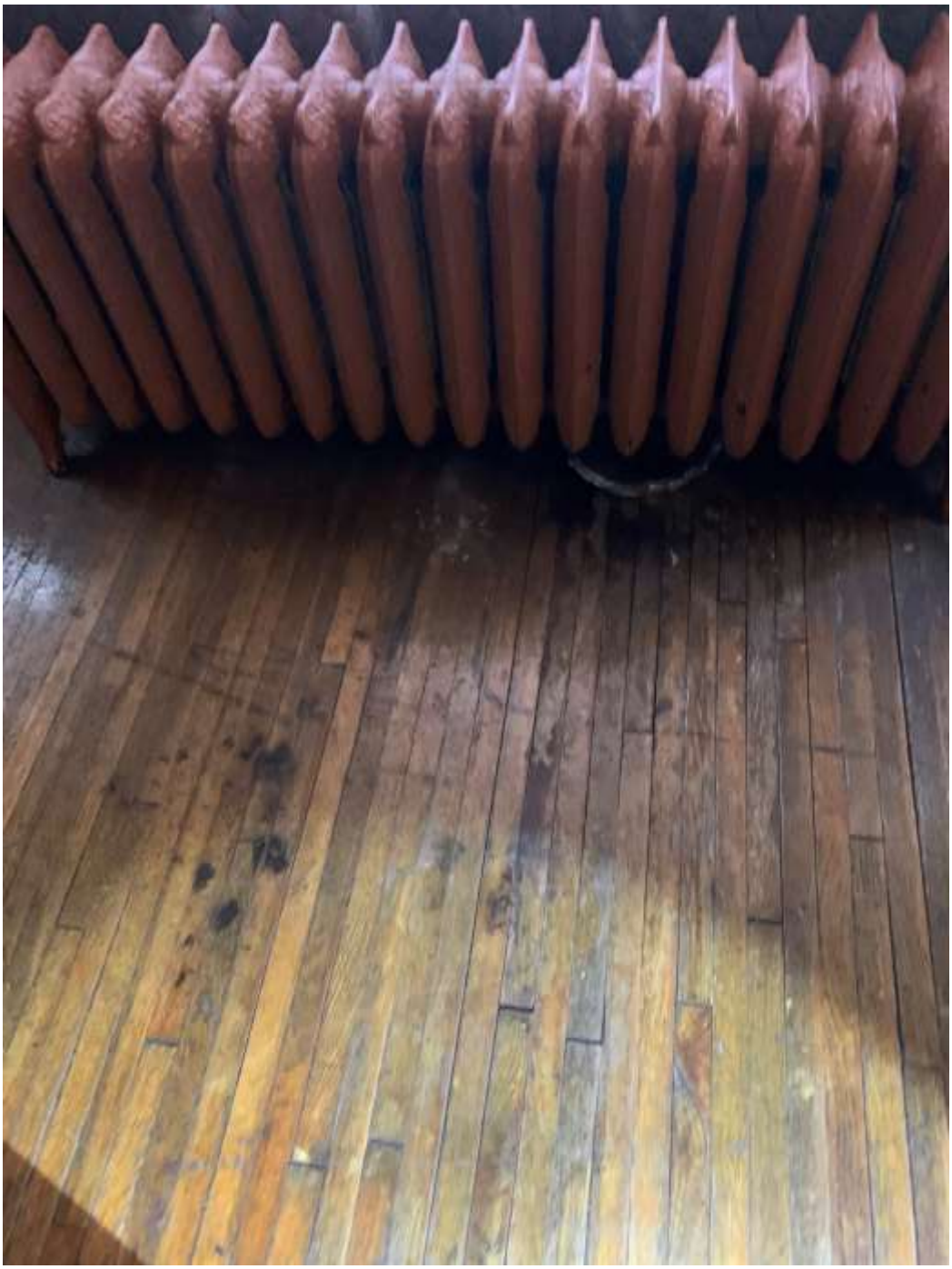
Ref. # 13627

Date: April 03, 2025
File #: 25 - 021578
Folder Name: 740 DAYTON AVE
PIN: 022823120094

Date: April 03, 2025
File #: 25 - 021578
Folder Name: 740 DAYTON AVE
PIN: 022823120094

Date: April 03, 2025
File #: 25 - 021578
Folder Name: 740 DAYTON AVE
PIN: 022823120094

Date: April 03, 2025
File #: 25 - 021578
Folder Name: 740 DAYTON AVE
PIN: 022823120094



Date: April 03, 2025
File #: 25 - 021578
Folder Name: 740 DAYTON AVE
PIN: 022823120094

Date: April 03, 2025
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File #: 25 - 021578
Folder Name: 740 DAYTON AVE
PIN: 022823120094

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

July 25, 2025

James Marshall
740 Dayton Ave
St. Paul, MN 55104

VIA EMAIL: meshyooo@live.com

Ken Brown
Best Personal Care Service LLC
8988 Cambridge Rd
Woodbury MN 55125-0000

VIA MAIL

Re: appeal for property at 740 Dayton Avenue

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on July 22, 2025, Legislative Hearing Officer Marcia continued the matter to Legislative Hearing **on Tuesday, August 12, 2025 at 1:30 pm (or via phone between 1:30 and 3:30 pm) for further discussion after new Fire inspection.**

Please work with your fire inspector directly to schedule that prior to August 12.

If you have any questions, please contact our office at 651-266-8585.

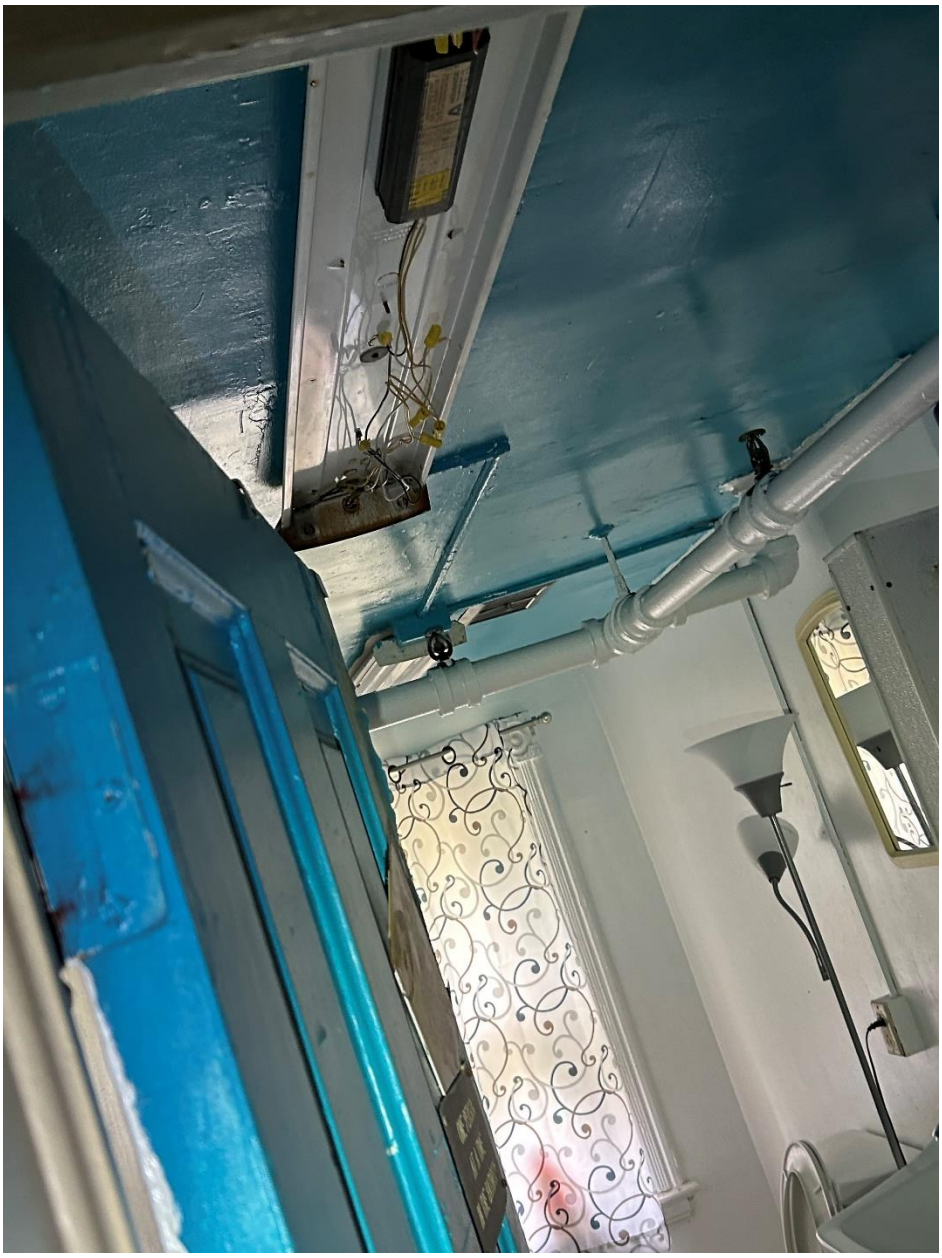
Sincerely,

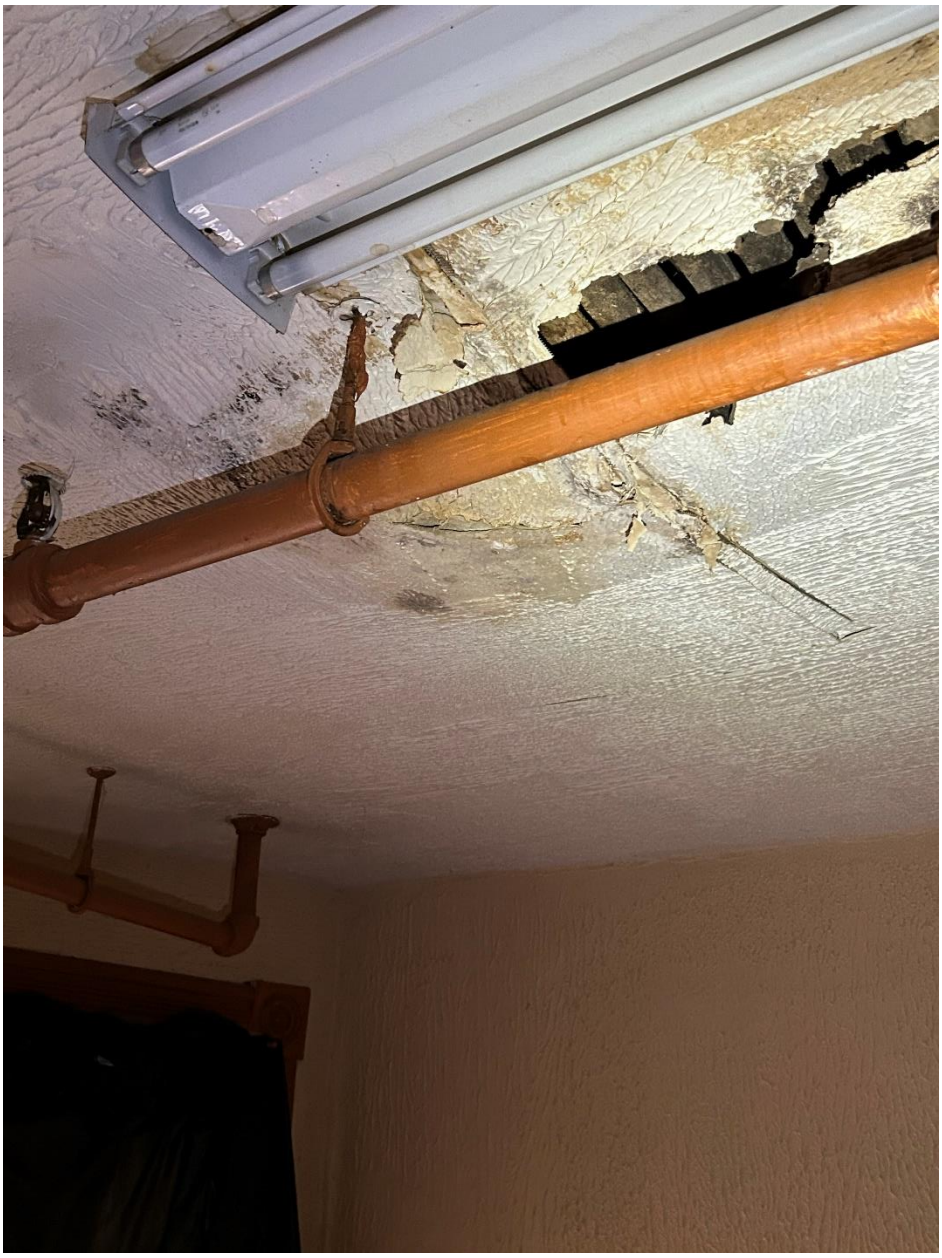
/s/
Joanna Zimny
Legislative Hearing Executive Assistant

Cc : Fire Supervisors
Keith Damarest – Department of Safety & Inspections, Fire Safety Inspector

Property Address: 740 Dayton Ave

August 8, 2025





740

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

August 15, 2025

Ken Brown
Best Personal Care Service LLC
8988 Cambridge Rd Woodbury MN 55125-0000

VIA MAIL

James Marshall
740 Dayton Ave
St. Paul, MN 55104

VIA EMAIL: meshy000@live.com

Re: appeal for property at 740 Dayton Avenue

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on August 12, 2025, Legislative Hearing Officer Marcia recommended that the City Council **grant to September 15, 2025 for compliance with both July 8 and August 8 Fire C of O orders or unit must be vacated.**

This matter will go before the City Council at Public Hearing on **Wednesday, August 27, 2025 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*); or

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions, please contact our office at 651-266-8585.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant

Cc : Fire Supervisors
Keith Demarest – Department of Safety & Inspections, Fire Safety Inspector

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH TA 25-275

File ID:	RLH TA 25-275	**Type:**	Resolution LH Tax Assessment Appeal	**Status:**	Agenda Ready
Version:	2	**Contact Number:**		**In Control:**	City Council
				File Created:	06/09/2025
File Name:	1762 Englewood Avenue			**Final Action:**	

Title: Ratifying the Appealed Special Tax Assessment for property at 1762 ENGLEWOOD AVENUE. (File No. VB2510A, Assessment No. 258833) (Public hearing continued to August 27, 2025)

Notes: Mike Mortimer: 651-208-5529

Brad Eggen
Beggenlaw@goldengate.net
612-630-3227

		Agenda Date:	08/27/2025
Sponsors:	Privratsky	**Enactment Date:**	
Attachments:	1762 Englewood Ave.Reg Notice 11-27-24.pdf, 1762 Englewood Ave.Warning Ltr 12-27-24.pdf, 1762 Englewood Ave.Mortimer Ltr.6-12-25, 1762 Englewood WP 7-11-25, 1762 Englewood Ave.Zimny Eggen email chain.7-14-25	**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	mai.vang@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	06/10/2025	Laid Over	Legislative Hearings	07/08/2025		

Action Text: Laid Over to the Legislative Hearings due back on 7/8/2025

Notes: *Layover to July 8, 2025 10 am for review of work plan. Recommendation forthcoming.*

Mike Mortimer, owner, appeared via phone
Lana Ferguson, wife, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor James Hoffman: Opened as a Category 1 Fire due to fire damage. Outstanding Vacant Building fee from December 27, 2024 through December 27, 2025. Renewal letter November 27 and warning letter December 27. Changed to a Category 2 due to work being done. History of orders on the property. Three Summary Abatement Orders written. All done by owner. February 21, 2025 most recent orders for garbage, also done by owner.

Mortimer: I never had an inspector come out from the City. I've had building inspectors. Clint is the guy's name. Clint Zane has come out and seen what we've done and okayed it. Another inspector is from the area and stopped in many times. I'm not working with anyone—no one ever calls or comes out to see---I'm sure they just drive by.

Lana Ferguson: they're talking about garbage complaints.

Mortimer: this last winter we hauled a bunch of stuff out. I have no idea what the City is trying to do. Matt Dornfeld used to come out.

Moermond: he was out last week.

Mortimer: he was? Why don't they ever call and tell me they are going to be there?

Moermond: they can see what they need to from the exterior. We've been dealing with this for several years. I really want you to get this rehab done. You said you're getting close, what does that look like?

Mortimer: finishing countertops and sinks and that stuff. Trying to finish floors. It is painted and I have one fire door left to do downstairs. New stairway, new entry on back. I removed a big pile of dirt from underneath the crawl space. Four new furnaces that---

Moermond: you have a rough in inspection done on mechanical, warm air, plumbing and electric. None have been finaled. I hear your contractors are done with the work but they need to get the inspectors out to final those permits. Apollo Heating. Christopher Brunsumon. That would be great to get those finaled. Then you have some building items left. It is June and those permits were pulled in March of 2024. They're getting old.

Mortimer: we're getting wrapped up. Countertops done so we can finish the plumbing. It is hard. We run into stuff all the time to fix. No one has come from your department at all to see what's going onside.

Moermond: to be clear, it isn't my department. Mr. Hoffman, can you speak to the Vacant Building items?

Hoffman: Matt has been out once a month since the start of the year. He's there to check on progress on the rehab and check to make sure its secure and there's no trash or long grass. His purpose isn't to do with the rehab side. He's looking at property maintenance and whether or not it is secure of vacant when he should be.

Mortimer: a judge said to me at court what is taking you so long to do this job? I said Ma'am they won't give me the permit to do the work. Then she said get him a permit. Then I got one a month and half later. Then the plumber called and said they won't give me a permit. Then the heating guy---I told him to go back to the court---

Moermond: that would be me.

Mortimer: then that person told them to get these people a permit. Then they got permits to do the work.

Moermond: I believe the problem was they were trying to pull permits online but in this situation they have to be done in person. What I want to see happen is to get you done with this thing. You have $5,000 hanging over your head. You're arguing that Vacant Building inspectors haven't talked with you. Department of Safety & Inspections is saying they don't do that for Vacant Buildings. They'll visit the exterior and make sure it is secure and things are maintained and then leave. I'm hearing you want to see the Vacant Building fee decreased or deleted due to lack of services?

Mortimer: doors have been locked for years. They didn't check any doors. The basement door had been kicked in the other day and I fixed that.

Moermond: I'd like a plan of when you'll get out of the Vacant Building program and when permits will be finaled. I need something to hang my hat on that to look at possibly decreasing or prorating your fee.

Mortimer: about a year ago I started having health problems (lists cardiac concerns/procedures). It has set me back quite a bit. That's been going on for 2 years. I'm lucky to be alive.

Lana Ferguson: he's having problems from his heart operation. He isn't recovering as quickly as they thought.

Moermond: I appreciate the background, but I don't need details on the record. I want to protect your medical privacy. I'm really hoping your contractors can complete their work. I understand your health is impeding some of the work. In the records I have a company called Dotson LLP doing your building work. Reaching out to them would be helpful. That permit was from February 2023. The contractor should be getting that permit finaled; it is more than 2 years old. You need to call to get those people out. I hear you doing the work yourself, that may not be viable anymore. Consider all your options. I'd like to give you a chance to share your plans, but I'm looking for a way out of this for you go. This isn't getting easier; it is getting harder each year. This is losing money for you the longer it takes you. You aren't benefiting from bringing in rent or living there. Getting this off your plate, off our plate, is the best for everyone. Please take some time to put a plan together for getting done and share it so we can craft a solution on this one. Share a plan with Joanna Zimny to update us and we can have another conversation.

Mortimer: anything works for me. The taxes have been paid.

Moermond: I know, you're paying those fees and taxes but not getting any money out of the property. No income.

Mortimer: that's due to my health.

Moermond: if we go a month out, does that still work? July 8th.

Mortimer: yes.

Lana Ferguson: I was wondering about the Vacant Building guy who has been out and reported back to you? If you have a building under construction you have waste going somewhere. We pick it up all the time. If it has been reported it isn't unkempt we just have more to take to the dump.

Moermond: I understand.

Mortimer: I haul it just about every day. Clint Zane is the best inspector you have got and looked over the foundation and floor joists and walls we've built.

Moermond: I appreciate that and I have access to his notes. I want to see that plan.

1	Legislative Hearings	07/08/2025	Referred	City Council	07/16/2025

Action Text: Referred to the City Council due back on 7/16/2025

Notes: *Recommendation forthcoming pending review of PO work plan.*

Update 7/14: continue CPH to 8/13 and recommend reduction from $5,077 to $2,539 if CC certificate is issued by 8/13 (per LHO).

Mike & Lana Mortimer, owners, appeared via phone
Brad Eggen, attorney, appeared via phone

Moermond: when we last spoke June 10th it was clear that we needed a plan, and follow up communication indicating that. I wanted an end game on how that will be done. We haven't received anything.

Eggen: I've been playing catch up on this issue. I know the Court is fatigued with this. There was a significant health setback. Mike got back out of the hospital a week ago. He's 80 years old. When we spoke yesterday I said I will try to connect with the inspector's office. Mike is impressed with Clint Zane, I wasn't successful reaching him. I also spoke with Matt Dornfeld, I could argue this doesn't fit the description of a Vacant Building and I don't know how productive it would be. Matt was very professional but couldn't discuss because it is in the hands of the Legislative Hearing officer. I was able to get Mike to go out yesterday and he's reported back that the plumbing is ready to go, ready to be done in a week. Electrical is adding fixtures, a one-day project. Heating is done and had a meeting with Xcel to make sure the meter is reading but they never showed. I also got some cooperation from

Mai Vang to get a copy of the file, she was helpful but almost all of it was from 2018 which is nearly 3 years prior to the fire.

I'd hoped the work plan would be filed but with Mike's health. We're wondering what a realistic time frame to get meaningful information in your hands. Mike would tell you by early August it should be done. Lana may say that's overly optimistic.

Moermond: I don't know how I could have been clearer about the expectation. The letter from my office says I needed that plan, not we'd be discussing it today. If Mr. Mortimer needs to hire a contractor then that's what should be done, because it is costing more in Vacant Building fees and attorney's costs. Regarding it being a Vacant Building the Council voted on that already and said it was, I can't engage in that. I need a solid plan and need to be done with this.

The City just did a Building Deficiency inspection on July 1. I don't see any follow up on that yet. Typically, they will send a letter in a couple of weeks so you'd be staring down something even more serious. This needs to get done. You don't want to be involved in a nuisance abatement procedure. That's looking at demo. We don't want to do that. You got to get it done because they're raising the stakes on this. Hire someone, time is of the essence. If it is done it short-circuits the whole conversation. I'm disappointed I don't have a plan in front of me now. The request was for a record of all the appeals associated with the property, which is a very large pile. That is what was sent. All that is in front of us today is the Vacant Building fee assessment. Hopefully we can get it pro-rated. We're kind of in a bind with you coming forward with an end-game. A verbal report isn't going to cut it. An actual plan. A simple worksheet was sent a month ago. When can you have it to me? I'm looking for it in a couple days.

Eggen: I will work with them to get something there as quickly as possible. It should be a matter of documentation.

Moermond: your Council Public Hearing is July 16, and I was hoping for a work plan IN MY HANDS and ask them to continue it a couple weeks to hopefully prorate it. I don't have that. We've been running into the same issues for years. You need to expedite it is worth the money at this point.

Eggen: I will work hard with Mike and try to get a document to you by the end of this week.

Moermond: every month that passes makes it harder for me to prorate. I look forward to getting that information from you.

2	City Council	07/16/2025	Continue Public Hearing	City Council	08/13/2025
	Action Text:	Public hearing continued to August 13, 2025			
2	City Council	08/13/2025	Continue Public Hearing	City Council	08/27/2025
	Action Text:	Public hearing continued to August 27, 2025			

Text of Legislative File RLH TA 25-275

Ratifying the Appealed Special Tax Assessment for property at 1762 ENGLEWOOD AVENUE. (File No. VB2510A, Assessment No. 258833) (Public hearing continued to August 27, 2025)

WHEREAS, the Office of Financial Services Assessment Section has attached to this Council File both a report of completion outlining the costs and fees associated with Collection of Vacant Building Registration fees billed during September 5 to December 20, 2024. (File No. VB2510A, Assessment No. 258833) and the assessment roll including all properties for which these assessments are proposed for Council ratification; and

WHEREAS, the City Council's Legislative Hearing Officer has reviewed an appeal of this assessment and developed a recommendation for the City Council with respect to this assessment; and

WHEREAS, a public hearing having been conducted for the above improvement, and said assessment having been further considered by the Council and having been considered financially

satisfactory; Now, Therefore, Be It

RESOLVED, that pursuant to Chapter 14 of the Saint Paul City Charter, said assessment is hereby forthcoming.

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

November 27, 2024

Michael T Mortimer/Lana Haston
Po Box 270094
St Paul MN 55127-0094

Customer #:1860745
Bill #: 1916757

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at
1762 ENGLEWOOD AVE
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 $4,918.00 . 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 December 27, 2024 . 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.

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 found on this letter.
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
Do Not Mail Cash

You may file an appeal to this fee (unless the fee has been previously appealed) or registration requirements by contacting the City Clerk's Office at (651) 266-8688. Any appeal 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 catergory 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 , Matt Dornfeld, at 651-266-1902 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, Matt Dornfeld, at 651-266-1902.

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: md
vb_registration_renewal_notice 11/14

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

December 27, 2024

Michael T Mortimer/Lana Haston
Po Box 270094
St Paul MN 55127-0094

Customer #: 1860745
Bill #: 1916757

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 $4,918.00. 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 1762 ENGLEWOOD 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.

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.

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.

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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, unless the fee was previously appealed, 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

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 12, 2025

Michael Mortimer
PO Box 270094
St. Paul, MN 55127

VIA MAIL

Re: Appealed tax assessment for property at 1762 ENGLEWOOD AVENUE. (File No. VB2510, Assessment No. 258810)

Dear Mr. Mortimer,

This letter is to confirm that at the Tuesday, June 10th, Legislative Hearing for your appealed tax assessment Legislative Hearing Officer Marcia Moermond recommended continuing the matter to Tuesday, July 8, 2025 via phone between 10 am and 12 pm for discussion and review of your proposed work plan.

Included is a blank plan and a sample (note: this is for a Category 3 Vacant Building so may be more detailed than yours needs to be). It can be returned to our office at 15 W Kellogg Blvd, room 310, or emailed to me at joanna.zimny@ci.stpaul.mn.us. Please contact our office with questions at 651-266-8585.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant

Encl: blank work plan
Sample work plan

WORK PLAN - BREAKDOWN COST OF REHABILATION

(To be done in accordance with the Code Compliance Inspection Report) Address: 1762 Englewood Avenue, St. Paul

WEEK OF	TASKS	CONTRACTOR	Supplies/Materials on hand (if any)	Needed Sunnlies/Materials	Owner/Developer Labor	Value of Cost
7/15/2025	Electric: Installation of fixtures	Chris Electric	(all previously provided)	(all previously provided)	reviewed by owner Mortimer	all previously paid
7/15/2025	Heating: dust removal & cleanup, activation of gas meters w/ Excel install	Apollo Heating	(all previously provided, except Excel meters)	Excel meters - scheduled previously but Excel did not make the appointment	reviewed by owner Mortimer	fully paid already
7/15/2025	General labor work: Install and place floors in bathrooms, install drop-in sinks and countertops, and install vanity, set cabinets	general laborers under Mortimer's supervision	(all currently at the site)	(all currently available)	reviewed by owner Mortimer	approximately $1,000
7/30/2025*	Plumbing: (after completion of general labor work), kitchen sink installation, air tests; hook up water lines, activate water	Focus Plumbing Services	(all previously provided)	(all previously provided)	reviewed by owner Mortimer	approximately $7,250 owed for prior and remaining work
.						
			..			
				.		

* The plumbing contractor, Focus Plumbing Services, LLC, has advised that a "buffer time period should be considered in the event that the general labor work itemized above is not timely as expected; this general labor work to be completed the week of 7/14/2025.

Total Project Cost: (approx.) $ 8,250

Note: (Code Enforcement Officers estimate the cost to repair this structure is $ to $

From: *CI-StPaul_LegislativeHearings
To: Brad C. Eggen
Cc: *CI-StPaul_LegislativeHearings
Subject: RE: 1762 Englewood Ave.Mortimer Ltr.6-12-25
Date: Monday, July 14, 2025 12:33:42 PM
Attachments: image001.png
image003.png
Importance: High

Mr. Eggen,

At the Council Public Hearing Wednesday (7/16), she will ask the Council to continue the matter to Council Public Hearing Wednesday, August 13, 2025 at 3:30 pm. If the project is completed by that time and has recidved its Code Compliance certificate, she will recommend a reduction of the assessment by half ($5,077 to $2,539), otherwise the recommendation will be to approve in full.

No need to attend this Wednesday, I will send information on how to testify on 8/13 in my follow up letter should you wish too.

Can you relay this to Mr. Mortimer? I will send a formal follow up letter out, but I doubt he will receive it by Wednesday.

Thank you!
Joanna

SAINT PAUL MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings
Sent: Friday, July 11, 2025 11:34 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>; 'Brad C. Eggen' <beggenlaw@goldengate.net>
Cc: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Subject: RE: 1762 Englewood Ave.Mortimer Ltr.6-12-25

Also, while i haven't heard specifically back, I do want to note that none of the outstanding permit issues are addressed in that work plan. Here is the current permit standing as of today:

	10/02/2017	17 193713	Open	RE - Real Estate Assessments	Owner Michael T Mortimer/Lana C Haston
1762 Englewood Ave					
	06/30/2025	25 046239	Open	CS - CSO Complaint - Permit - Complaint	work being done without permits
	02/21/2025	25 012987	Resolved	CS - CSO Complaint - Garbage Rubbish - Complaint	Shelf along the alley.
	09/05/2024	24 074428	Approved for Perm Water	WA - SPRWS Plumbing Permit - Existing Building - Inside - Add / Repair /Relocate/ Replace	Contractor Mark Esparolini Focus Plumbing Service LLC - Meter Reset after fire
	08/29/2024	24 072886	Inspected	E - Electrical Permit - Service & Circuits - Residential Repair/Alter	Contractor Mr. CHRISTOPHER BRUNSOMAN Chris Electric Inc - REWIRE GUTTED 4PLEX, EXISTING SERVICES (5) TO REMAIN.
	04/30/2024	24 032602	Inspected	PG - Plumbing/Gasfitting/Inside Water Piping - Plumbing/Inside Water (All) - Commercial Replace	Contractor Mark Esparolini Focus Plumbing Service LLC - 4 UNIT REMODEL
	03/08/2024	24 018259	Inspected	W - Warm Air, Ventilation & General Sheet - Warm Air Only - Residential Replace	Contractor Apollo Heating And Ventilating - 03.08.2024 - ATTACHMENTS FORWARD TO INSPECTOR. LV UNIT 1, 2, 3 AND 4 - REPLACE 4 FURNACES 96.5%
	03/08/2024	24 018258	Inspected	M - Mechanical Permit - Gas - Residential Replace	Contractor Apollo Heating And Ventilating - UNIT 1, 2, 3 AND 4 - PROVIDE MAIN GAS LINE FOR FURNACE FROM GAS METER. GAS FURNACES X4. REPLACING 4 FURNACES IN A DUPLEX.
	08/01/2023	23 068160	Finaled	RW - PW Right of Way Permit - Excavation - Utility	Contractor Susan Blue Centurylink (Lumen) - BORE 55' CNDT & CB / FIBER WS WHEELER BET ENGLEWOOD & MINNEHAHA; AND PL 1 HH & 1 CAB; 20' ROAVING SIDEWALK CLOSURE 120' PARKING LANE CLOSURE WS WHEELER BET ENGLEWOOD & MINNEHAHA CITY PLAN 22-781 APPROVED: 10/25/2022 Utility PROJ: N.916059-3-B (4 of 5) GSOC TKT: ? LOCATES REQUIRED TO DIG/POTHOLE [If no GSOC TKT provided] GOOD FOR: 2 DAYS OF WORK 07/24/23 - 08/24/23 M-F 9-3 REQUESTED BY: ERIK SANDOZ PHONE: 320-248-9698 Utility DESIGNER: Lee Sexton PHONE: 612-798-7705 CONTRACTOR: TelCom Construction, LLC FACILITY OWNER: CenturyLINK
	05/05/2023	23 036486	Resolved	CS - CSO Complaint - Garbage Rubbish - Complaint	garbage piled up by the fence and fence is falling down
	02/02/2023	22 120576	Inspected	B - Building Permit - Residential (Multi-Fam) - Repair	Contractor Dotson Llp - REMOVE FIRE DAMAGED ROOFING STRUCTURE. REPLACE WITH TRUSSES AND REROOF WHOLE STRUCTURE, INSTALL NEW INSULATION, PLUMBING, ELEC, HEATING AND COOLING SYSTEMS. FINISH INSIDE STRUCTURE - ENLARGE EXISTING APT

I do see at first glance they are the same contractors, but none of these inspections have gone beyond rough in and the last time anyone was out for many was last fall. Permits also expire within a year, tpuically. Mike or yourself may want to Confirm with Clint Zane what's going on; especially since there's that recent complaint about work being done without permits (not sure what that is about). He's copied here, but I know Mike has been speaking with him from the hearing it sounds like.

Thanks,
Joanna

SAINT PAUL MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings
Sent: Friday, July 11, 2025 11:25 AM
To: 'Brad C. Eggen' <beggenlaw@goldengate.net>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: RE: 1762 Englewood Ave.Mortimer Ltr.6-12-25

Received, thank you. I have sent to staff for review and will send you the LHO recommendation as soon as I hear something.

Have a good weekend,

Joanna

From: Brad C. Eggen <beggenlaw@goldengate.net>
Sent: Friday, July 11, 2025 11:00 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: Re: 1762 Englewood Ave.Mortimer Ltr.6-12-25

Joanna,

Would you please be so kind as to forward this email and document to the Legislative Hearing Officer?

Ms. Moermond:

Attached is my client Mike Mortimer's Work Plan Breakdown Cost of Rehabilitation as discussed at the teleconference this Tuesday.

Thank you for your patience. This was completed following in person meetings with the involved contractors and Mr. Mortimer. Please contact me personally with any questions or concerns.

Respectfully submitted,

Brad C. Eggen
Law Office of Brad C. Eggen
330 S Second Avenue, Ste. 350
Minneapolis, MN 55401
Tel No.: (612)630-3227
Fax No.: (612)-630-3207

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On 2025-07-03 12:20, *CI-StPaul_LegislativeHearings wrote:

> Mr. Eggen,
>
> This is what was sent to Mr. Mortimer, see attached.
>
> Joanna
>
> SAINT PAUL
> MINNESOTA
>
> **Joanna Zimny**
> Legislative Hearing Executive Assistant
> Legislative Hearing Office
> Pronouns: she/her/hers
> Saint Paul City Hall
> Suite 310
> 15 W. Kellogg Blvd.
> Saint Paul, MN 55102
> P: 651-266-8585
> joanna.zimny@ci.stpaul.mn.us
> www.StPaul.gov
> Please consider the environment before printing this email

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH FCO 25-24

File ID:	RLH FCO 25-24	**Type:**	Resolution LH Fire C of O OR Correction Order	**Status:**	Agenda Ready
Version:	2	**Contact Number:**		**In Control:**	City Council
				File Created:	04/16/2025
File Name:	337 Fuller Ave			**Final Action:**	

Title: Appeal of Yia Jef Yang to a Fire Certificate of Occupancy Correction Notice at 337 FULLER AVENUE.

Notes: Appellant: Yia Jef Yang
Phone: 651-200-1810
Email: pakoulor91@gmail.com

Greg Hawkins
gregjhawkins@yahoo.com
651-592-9004

Agenda Date: 08/27/2025

Sponsors: Bowie

Enactment Date:

Attachments: 337 Fuller Ave.appeal 4-15-2025, 337 Fuller Ave.Yang email 4-16-25.pdf, 337 Fuller Ave.Yang Ltr.4-25-25, 337 Fuller Ave.Yang Ltr.7-18-25

Financials Included?:

Contact Name:

Hearing Date:

Entered by: melanie.zastrow@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	04/22/2025	Laid Over	Legislative Hearings	07/15/2025		

Action Text: Laid Over to the Legislative Hearings due back on 7/15/2025

Notes: *Layover to LH July 15, 2025 at 2 pm for update on sale of house to owner occupant. Layover conditioned upon installation of smoke and carbon monoxide detectors and property remaining unoccupied.*

Yia Jef Yang, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Der Vue: this is single-family home and February 2 our office received a complaint it was not owner occupied. Chapter 40.04 defines "owner occupant". Inspector Harriel made several attempts to reach the anonymous complainant with no success, as well as making a site visit. Orders were issued for the owner to apply for a provisional Certificate of Occupancy to temporarily permit continued occupancy pending a Fire Certificate of Occupancy inspection. There was an inspection scheduled for March 18th, stayed due to the appeal of the appellant.

Yang: I had the property rented out through Section 8. They do an inspection of the property top to bottom every year. They approved of my renting it out since December 2023. Right now, my tenant who probably made the complaint no longer lives there, as of March 30. I don't have anyone living there now and I don't plan to. I am looking to sell it. Given that situation I don't think I need a Certificate of Occupancy because no one will be living there and I'm going to sell. The tenant did a lot of damage.

Moermond: so, you started with the Sect 8 tenant December 2023?

Yang: yes.

Vue: Section 8 does do their own inspection and set of requirements separate from the City. The City itself does have separate requirements for a Fire Certificate of Occupancy, aside from any other programs you're doing. We see it quite a lot in St. Paul where they're inspected under Sect 8 inspectors and then also City inspectors. A lot of this is information you may not have had when you were approved in December 2023?
Yang: yes, I wasn't aware.

Vue: you are saying you plan to sell?

Yang: yes.

Vue: do you have your timeline for selling?

Yang: I just got a TISH done. Hoping to list it Friday.

Moermond: it is done and dated April 21.

Vue: perfect. With the TISH completed and we can confirm the property is unoccupied, we're ok with allowing Mr. Yang to keep it unoccupied and allow him time to sell. I see there is exposed wire at the electrical panel, it isn't fully labeled, floor drain doesn't work, leak in drain line in basement. Gas connector running through subfloor. Shut off valve not within 3 feet of oven. These are all on that TISH report as hazardous.

Moermond: in particular I'm concerned about the smokes/carbons. The gas, electric and the alarms have issued. Not the best trifecta. Let's give this some time and see if you'll be selling it to an owner-occupant or as a rental. You shouldn't have been renting it without a Fire Certificate of Occupancy, you were collecting rent but it was not legal. 14 months of rent without having the proper certification as being safe, and when I see this list I see things Ms. Vue's team would have seen and made sure were corrected. Let's sit on this 60 or 90 days and see where we're at. Most of these items would also be written up for an owner-occupied property, so it may be something you just want to take care of prospectively. We'll talk to you July 15 and see how things are progressing forward.

1 Legislative Hearings 07/15/2025 Referred City Council 08/06/2025

Action Text: Referred to the City Council due back on 8/6/2025

Notes: *Deny the appeal. Property cannot be non-owner occupied until Fire C of O is issued.*

Voicemail left at 2:15 for Yia Jef Yang: this is Marcia Moermond from St. Paul City Council calling Yai Jef Yang about 337 Fuller. We'll try you back in just a few minutes.

Voicemail left at 2:23 pm for Yia Jef Yang: this is Marcia Moermond from St. Paul City Council calling you again about your appeal on337 Fuller. In reviewing your case it looks like we'll go with the revocation of the Fire Certificate of Occupancy since there wasn't compliance with the orders. It cannot be occupied by any non-owner until that is addressed. There was another person wanting to be adding to the hearing and we will be calling him to let him know my recommendation is to deny the appeal but that doesn't affect the ability to sell or be occupied by an owner.

Greg Hawkins, interested party, appeared via phone

Moermond: this is Marcia Moermond from St. Paul City Council calling about the appeal for 337 Fuller. I understand you wanted to be added to the call?

Hawkins: yes.

Moermond: we didn't get an answer from Mr. Yang, so I'm putting a recommendation on the record to

deny the appeal which only means he can't put a renter in there until it has its Fire Certificate of Occupancy. It wouldn't be referred to the Vacant Building program, maybe because no one has got inside. Any questions?

Hawkins: would the City want to?

Moermond: only if it is a rental. Otherwise, the TISH inspection is the disclosure report. The new owner would maybe want one if they aren't living there themselves.

Hawkins: that's through the City? The Fire Certificate?

Moermond: yes, you can find it on the City's webpage.

2	City Council		08/06/2025	Continue Public Hearing	City Council	08/27/2025
	Action Text:	Public hearing continued to August 27, 2025				

Text of Legislative File RLH FCO 25-24

Appeal of Yia Jef Yang to a Fire Certificate of Occupancy Correction Notice at 337 FULLER AVENUE.

WHEREAS, in the matter of Appeal of Yia Jef Yang to a Fire Certificate of Occupancy Correction Notice at 337 FULLER AVENUE, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant; and

WHEREAS, the Legislative Hearing Officer recommends that the City Council deny the appeal and property cannot be non-owner occupied until Fire Certificate of Occupancy is issued; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

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
APR 15 2025
CITY CLERK

We need the following to process your appeal:

- [x] **$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**
- [x] **Walk-In** *OR* [ ] **Mail-In**

for abatement orders only: [ ] **Email** *OR* [ ] **Fax**

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, April 22, 2025
Location of Hearing:
[x] **Telephone:** *you will be called between*
2:00pm & 4:00pm
[ ] **In person** *(Room 330 City Hall)* **at:** _____
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 337 Fuller Ave. City: St. Paul State: MN Zip: 55103

Appellant/Applicant: Yia Jef Yang Email pakoulor91@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 651-200-1810

Signature: [signature] Date: 4-16-25

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

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

- [ ] **Vacate Order/Condemnation/ Revocation of Fire C of O** _____
- [ ] **Summary/Vehicle Abatement** _____
- [x] **Fire C of O Deficiency List/Correction** _____
- [ ] **Code Enforcement Correction Notice** _____
- [ ] **Vacant Building Registration** _____
- [x] **Other** (Fence Variance, Code Compliance, etc.) Obtain the Provisional Certificate of Occupancy

Revised 3/18/2021

Legislative Hearing Fact Sheet

Legislative Hearings provide a forum to review appeals of City-issued orders and develop recommendations for City Council consideration. Appellants not satisfied with the recommendation of the Hearing Officer also have an opportunity to be heard before the City Council if they wish to appeal further. Any person unsatisfied by the quasi-judicial decision of the City Council may obtain judicial review by timely filing of an action.

Appeal Applications

Appeal application forms are available online at https://www.stpaul.gov/legislative-hearings or they can be mailed to you by calling 651-266-8585. Due to COVID-19 Pandemic, appeal applications may be submitted in person (forms available outside of Room 310 City Hall) or by mail to Legislative Hearings, 310 City Hall, 15 Kellogg Boulevard W., St. Paul, MN 55102 or by email at legislativehearings@ci.stpaul.mn.us, noting you will need to mail the $25.00 filing fee separately (Check should be made to City of St Paul). Appeal applications should be filed within ten days of the date of written notification of the item(s) being appealed.

Scheduling Your Appeal Hearing

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed/emailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted. Once an appeal has been scheduled, it may not be rescheduled more than once. Additional rescheduling will only be done by referral from the City Council.

If you are appealing a special assessment or wish to be heard on a proposed order to abate a nuisance building, the appeal dates and times are automatically listed in the orders themselves.

Hearings Are Held on Tuesdays & The Schedule Typically Is:

9:00	Tax Assessments & Orders to Remove or Repair, Repurchase Applications
11:00	Summary & Vehicle Abatement Orders, Correction Notice/Vacate Orders by Code Enforcement
1:00	Vacant Building Registration Notices & Orders
1:30	Fire Vacate Orders - Condemnations & Revocations
2:00	Fire Certificate of Occupancy Letters, Fire Inspection Correction Orders & Inspection Appointment Letters
3:00	Other Cases (Usually Code Compliance Inspection Report, Fence Variance) and Overflow Hearings

What to Expect at the Hearing

A number of appeals are heard in each hearing session. For each appeal, City Staff will give a report and appellants will be given time to present information, testimony, photos or other documents. The Hearing Officer will take all of this into account to develop a recommendation for Council consideration. Occasionally, a decision cannot be made at the hearing and the matter will be laid over or continued to allow the appellant and/or staff time to gather more information. The hearings are quite informal, but it is still expected that cell phones and pagers will be turned off, and City staff and appellants will address one another respectfully.

Interpreter: If you need an interpreter for your hearing, please call 651-266-8585 for us to arrange one.

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

March 14, 2025

Yia Yang
438 Nebraska Ave E
Saint Paul MN 55130-3227

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 337 FULLER AVE
Ref. # 117183

Dear Property Representative:

A re-inspection was made on your building on March 14, 2025, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date. A reinspection will be made **on April 18, 2025, at 9:30AM.**

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Interior - Throughout - SPLC Sec. 40.01. - Fire certificate of occupancy requirement (a) All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building's occupants and the general public. -**Obtain the Provisional Certificate of Occupancy.**

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: http://www.stpaul.gov/cofo

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: 651-266-8585 and must be filed within 10 days of the date of the original orders.

cash check
Appeal - $25.00

If you have any questions, email me at Torrance.Harriel@ci.stpaul.mn.us or call me at 651-266-8941 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Torrance Harriel
Fire Safety Inspector
Ref. # 117183

Mai Vang

From: Pakou Lor <pakoulor91@gmail.com>
Sent: Wednesday, April 16, 2025 2:30 PM
To: *CI-StPaul_LegislativeHearings
Subject: Hearing for 337 Fuller Ave, St. Paul, MN 55103

You don't often get email from pakoulor91@gmail.com. Learn why this is important

Dear Hearing Officer,

I wanted to provide additional information about the situation. My property was rented to the tenant (Nou Yang) through the St. Paul Public Housing's (PHA) Section 8 Voucher program from December 2023 to March 31, 2025. The PHA did an inspection of the property each year in 2023 and 2024 and found the property met all their health and safety requirements each time.

Being a first time landlord, I did not know I had to get a Certificate of Occupancy from the City. I only found out about that.

Recently, I had been having issues with the tenant not paying the rent. That was why the tenant reported the property as having issues. The PHA is well aware of these issues. During that time, the tenant intentionally removed all the smoke and CO2 detectors out because she was always burning incense and paper for her religious alter. She also tampered with the window AC unit, therefore allowed air to get into the house from the window with the window AC coming out of it.

Currently, the tenant has moved out of the property as of March 31, 2025. The property is no longer occupied. I am in the process of cleaning it out and painting it, and will sell it on the market in 2-weeks.

Will discuss more during the hearing. Thank you for your attention to this matter.

Yia Jef Yang
651-200-1810

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

April 25, 2025

Yia Jef Yang
438 Nebraska Ave E.
St. Paul, MN 55130

VIA EMAIL: pakoulor91@gmail.com

Re: Appeal for Property at 337 Fuller Avenue

Yia Jef Yang:

This is to confirm that at the Legislative Hearing on Tuesday, April 22, 2025 Legislative Hearing Officer Marcia Moermond continued this matter to Legislative Hearing on **Tuesday, July 15, 2025 via phone between 2 and 4 pm for update on sale of house to owner occupant.** **Layover conditioned upon installation of smoke and carbon monoxide detectors and property remaining unoccupied.**

If you have any questions, please contact our office at 651-266-8585.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant

c: Fire Supervisors
Torrance Harriel – Department of Safety & Inspections, Fire Safety Inspector

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

July 18, 2025

Yia Jef Yang
438 Nebraska Ave E.
St. Paul, MN 55130

VIA EMAIL: pakoulor91@gmail.com

Re: Appeal for Property at 337 Fuller Avenue

Yia Jef Yang:

This is to confirm that at the Legislative Hearing on Tuesday, July 15, 2025 at which we could not reach you, Legislative Hearing Officer Marcia Moermond recommended that the City Council **deny your appeal. The property cannot be non-owner occupied until a Fire Certificate of Occupancy is issued.**

This matter will go before the City Council at Public Hearing on **Wednesday, August 6, 2025 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*); or
2. **Should you wish testify to Council directly by phone, you must register to do so online by no later than noon on Tuesday, August 5, 2025 here:** https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony**.**

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions, please contact our office at 651-266-8585.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant

c: Fire Supervisors
Torrance Harriel – Department of Safety & Inspections, Fire Safety Inspector
Greg Hawkins via email: gregjhawkins@yahoo.com

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH TA 25-344

File ID: RLH TA 25-344 **Type:** Resolution LH Tax Assessment Appeal **Status:** Agenda Ready

Version: 1 **Contact Number:** **In Control:** City Council

File Created: 07/23/2025

File Name: 1350 Hague Ave **Final Action:**

Title: Amending Council File RLH AR 24-25 to reduce the assessment Collection of Vacant Building Registration fees billed during April 5 to October 20, 2023 at 1350 HAGUE AVENUE. (File No. VB2407, Assessment No. 248806)

Notes: Ashley & Bradley Taylor

Agenda Date: 08/27/2025

Sponsors: Bowie **Enactment Date:**

Attachments: 1350 Hague Ave.email chain 5-13-25.pdf, 1350 Hague Ave.contested email 5-19-25.pdf, 1350 Hague Ave.Reg Notice 9-27-23.pdf, 1350 Hague Ave.Warning Ltr 10-27-23.pdf, 1350 Hague Ave.Minutes.pdf, 1350 Hague St.Union Park District Council Letter 8-26-25.pdf **Financials Included?:**

Contact Name: **Hearing Date:**

Entered by: **Ord Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	08/06/2025	Continue Public Hearing	City Council	08/27/2025		Pass

Action Text: Public hearing continued to August 27, 2025

Notes: *Public hearing continued for 3 weeks.*

Ashley and Bradley Taylor, property owners, appeared in person

Marcia Moermond, Legislative Hearing Officer: This is an unusual circumstance amending a previously ratified vacant building assessment that has been certified to property taxes for 2025. Any reduction adopted by Council would come in the form of a refund. We needed to investigate a possible error in Legislative Hearing. This was a registered vacant building since 2019. There used to be two buildings on the parcel. One was knocked down. The other continued to exist without a use as a vacant building. It needed to be fixed and get its Fire Certificate of Occupancy (FCO) back, and the changes the owner wanted also required a change in use. In 2022, there was work on the property done without permits. The Department of Safety and Inspections (DSI) spoke to the owner about that. In February 2024 the change in use documents were submitted to DSI and the vacant building file was closed in March. In the normal course of events, I would ask Council to consider prorating the assessment. The bill was from October 2023 through October 2024 and the building was out in March at 6 months in. Was a mistake made? My finding is no. To treat it as similar cases to those that are timely, you could

prorate this amount as a refund, which is my recommendation.

Ashley Taylor: We did not own the building until halfway through 2023. We got letters about this, and each time we got one we called, texted, or showed up in-person to DSI. We were told repeatedly that the letter was a mistake by Clint Zane, Nathan Brune, and Matt Dornfeld. We did everything we could and were told to ignore the letter. There may have been confusion. Maybe the inspectors weren't out there in-person and weren't aware. We were told this was a mistake within the system and that it would be pulled off 6 or 7 times. We trusted the inspectors and then saw this $5,000 bill on our taxes two years later in 2025. We would not have just ignored this bill. We developed this property as a community garden under the Hamline Ave bridge.

Councilmember Kim: What is your ask?

A. Taylor: We want the entire bill removed, since that was what we were told would happen in 2023.

Kim: Because Councilmember Bowie is out, I will move to continue the public hearing for three weeks.

Yea:	5	Councilmember Yang, Councilmember Kim, Councilmember Jost, Councilmember Johnson, and Councilmember Privratsky
Nay:	0	
Absent:	2	Councilmember Noecker, and Councilmember Bowie

Text of Legislative File RLH TA 25-344

Amending Council File RLH AR 24-25 to reduce the assessment Collection of Vacant Building Registration fees billed during April 5 to October 20, 2023 at 1350 HAGUE AVENUE. (File No. VB2407, Assessment No. 248806)

AMENDED 8/6/25

WHEREAS on May 15, 2024, the City Council of the City of Saint Paul adopted Council File No. RLH AR 24-25, said Resolution being the Ratification of Assessment for Collection of Vacant Building Registration fees billed during April 5 to October 20, 2023. (File No. VB2407, Assessment No. 248806); and

WHEREAS, the property at 1350 Hague Avenue, being described as: Boulevard Addition No. 3 Lots 2 & Lot 3 Blk 5, with the property identification number 03-28-23-21-0045 was assessed an amount of $5,075; and

WHEREAS, the Legislative Hearing Officer reviewed this matter on July 15, 2025 under File No. SR 25-88 and recommends reducing the assessment from $5,075 to $2,537; Now, Therefore, Be It

RESOLVED, that the assessment ~~reduction~~ of $5,075, plus any accrued interests, is reduced to $2,537 and the Offices of Financial Services will abate this from the 2025 Property Taxes Statement.

Mai Vang

From: Polly Heintz
Sent: Tuesday, May 13, 2025 10:57 AM
To: *CI-StPaul_LegislativeHearings
Subject: FW: 1350 Hague Ave

Hello Team.
I assume you have never dealt with this property. And that it is indeed too late. Also very complicated, but please confirm that we are not able to help, and I should suggest they consult a lawyer?
I can't make sense out of what is listed in STAMP – seems like there is confusion. Or maybe I am just confused.

Polly Heintz (she/her)
Executive Assistant
Ward 1 City Councilmember Anika Bowie
15 W. Kellogg Blvd. Suite 310-A
Saint Paul, MN 55102
P: 651-266-8610
polly.heintz@ci.stpaul.mn.us
www.stpaul.gov
SAINT PAUL
MINNESOTA

From: Anika Bowie <Anika.Bowie@ci.stpaul.mn.us>
Sent: Tuesday, May 13, 2025 10:12 AM
To: Bradley Taylor <info@thedonuttrap.com>; Polly Heintz <polly.heintz@ci.stpaul.mn.us>
Subject: Re: 1350 Hague Ave

Hey Bradley,

Thanks for bringing this matter directly to us. My team and I will need some time to figure out your options and how to proceed with this VB issue.

Please send any helpful documentation to Polly. Next week would be a better time.

Thanks,

Get Outlook for iOS

From: Bradley Taylor <info@thedonuttrap.com>
Sent: Tuesday, May 13, 2025 10:00 AM
To: Anika Bowie <Anika.Bowie@ci.stpaul.mn.us>; Polly Heintz <polly.heintz@ci.stpaul.mn.us>
Subject: Fw: 1350 Hague Ave

Think Before You Click: This email originated **outside** our organization.

Hi Anika & Polly,

I'm wondering if your team might be available to discuss an issue that we've run into with vacant building charges? See below for more context. I can be available any time later this week or next week if you have a moment to connect.

Thank you,
Bradley Taylor

From: Ashley Taylor <ashleyraelynnt@gmail.com>
Sent: Tuesday, May 13, 2025 9:53 AM
To: Bradley Taylor <info@thedonuttrap.com>
Subject: Fwd: 1350 Hague Ave

---------- Forwarded message ---------
From: **Ashley Taylor** <ashleyraelynnt@gmail.com>
Date: Fri, May 9, 2025 at 2:18 PM
Subject: Re: 1350 Hague Ave
To: Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>
CC: Clint Zane <Clint.Zane@ci.stpaul.mn.us>, Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>, Matt Dornfeld <matt.dornfeld@ci.stpaul.mn.us>, Steve Magner <steve.magner@ci.stpaul.mn.us>

Hi Robert,

We weren't given your contact info when we called. We were sent to Matt Dornfeld, Clint Zane and Nathan Bruhn. We have text messages between my partner and the inspectors showing that we reached out.

Assessments told us we missed the 'appeal' period which doesn't seem right when we were told to 'ignore the letter' every time we inquired about it. The DSI office told us it was a mistake which was nerve wracking given the large amount of $5K+, but there's nothing further we could have done after being told repeatedly that it would be taken off. My partner even went down there in person to the DSI office to inquire about this letter and was told the same thing.

The assessments office told us that it can be removed if it's brought to the City Council. She said she's seen assessments be removed many times after it's 'certified'. See below from their office:

If the item has been certified they have missed their appeal period. DSI can complete the required resolutions to have City Council remove it.

Please let us know who typically starts this process and if we can meet in person at the office in downtown St. Paul to discuss. My partner can be available anytime next week to meet.

Thank you,
Ashley

On Fri, May 9, 2025 at 7:50 AM Robert Humphrey <robert.humphrey@ci.stpaul.mn.us> wrote:

> Dear Ms. Taylor,
>
> I would have never told you that. This matter is closed. Once certified the assessment is in Ramsey County's hands. Literally there is nothing anyone in the City can do to remove this assessment at this late date.
>
> --Robert

SAINT PAUL
MINNESOTA

Robert Humphrey
Vacant Building Project Facilitator
Department of Safety and Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101
P: 651-266-9123
F: 651-266-1919
robert.humphrey@ci.stpaul.mn.us
www.StPaul.gov

From: Ashley Taylor <ashleyraelynnt@gmail.com>
Sent: Thursday, May 8, 2025 3:05 PM
To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Cc: Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Matt Dornfeld <matt.dornfeld@ci.stpaul.mn.us>; Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: Re: 1350 Hague Ave

Think Before You Click: This email originated **outside** our organization.

Hello all,

Yes to confirm every time we received a 'Vacant Building' letter the past few years we would call the city. They would tell us that it was a mistake, should no longer be on this property and to just ignore the letter. We called probably 8-10 times every time we received a letter and were told the same thing. As told, we did not worry about it until an assessment was added to our property a few weeks ago for $5,542.

Please advise how this can be removed from assessments. When I called that office they said the city would need to approve for the assessment to be removed.

Thank you,
Ashley Taylor

On Thu, May 8, 2025 at 3:00 PM Clint Zane <Clint.Zane@ci.stpaul.mn.us> wrote:

> Vicki / Matt / Robert,
>
> This is a fun one. Well not so much for the owner. She has owned this property for a couple of years. The VB file is showing finaled. The code compliance issues, per the file were not ever addressed. The home on the property was demolished but a storage building remains. Notes in system say that building and electrical permits are required for compliance and occupancy. No permits have been pulled to clear the storage building. The owner just had VB fee's assessed, which from my standpoint seems correct. But she is claiming that she was told that this was cleared up and is no longer a vacant building. Looking for clarification. Owner is copied here.
>
> Regards,
>
> **Clint Zane**
> **Code Compliance Officer**
> **Building Inspector**
> Department of Safety and Inspections
> 375 Jackson Street, Suite 300
> Saint Paul, MN 55101
> **P:** 651-266-9029
> **C:** 651-248-3860
> Clint.Zane@ci.stpaul.mn.us
>
> Making Saint Paul the Most Livable City in America
>
> ***DSI's Mission: "To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all."***

Mai Vang

From: *CI-StPaul_LegislativeHearings
To: Bradley Taylor
Subject: RE: Ratified Assessment Hearing - 1350 Hague Ave St. Paul

From: Bradley Taylor <info@thedonuttrap.com>
Sent: Monday, May 19, 2025 9:54 PM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: Ratified Assessment Hearing - 1350 Hague Ave St. Paul

You don't often get email from info@thedonuttrap.com. Learn why this is important

Dear Members of the City Council,

I'm writing in regard to the $5,542 vacant building fee that has been assessed on our property at 1350 Hague Ave. We respectfully ask that the council consider removing this fee due to a series of assurances from the Department of Safety and Inspections (DSI) that led us to believe the assessment would not be applied.

We purchased the building in May 2023 and immediately filed for sewer permit, building permit, plumbing permit, gas permit, etc. Shortly afterward we began receiving letters regarding a vacant building fee. We were very concerned since it was for a large dollar amount, so we reached out multiple times to DSI — via phone, text, and even in person — and were repeatedly told it was a mistake. We were advised not to worry about the letters and that no further action was needed on our part. At no point were we informed that we needed to formally appeal or take additional steps.

Over the past two years, we were in contact with several DSI staff, including Matt Dornfeld, Clint Zane, and Nathan Bruhn. We have text message records confirming some of these communications, I even visited the DSI office in person for clarity, where I was again told the issue would be resolved and to ignore the notices.

Despite these consistent reassurances, the fee was unexpectedly certified and added to our property taxes — with no further opportunity to appeal. When we followed up with the assessments office, we were informed that while the official appeal period had passed, the City Council does have the authority to remove assessments in cases like this, where communication was unclear and residents acted in good faith based on the guidance they received.

We're a small, community-focused business and are in the final stages of opening a neighborhood community garden and gathering space on this property. Our goal is to give back to the community, provide a welcoming space for families, and contribute positively to the area. We're just a few weeks away from opening for the summer season and are excited about the role this space can play in the neighborhood.

We hope the council will consider removing this fee given the circumstances and our documented efforts to clarify the situation from the start. We're happy to provide any supporting documentation and testify at the hearing on May 20th. The best number to reach me at is 310-292-1873 or my partner at 218-280-6027.

Thank you very much for your time and consideration.

Warmly,

Bradley Taylor

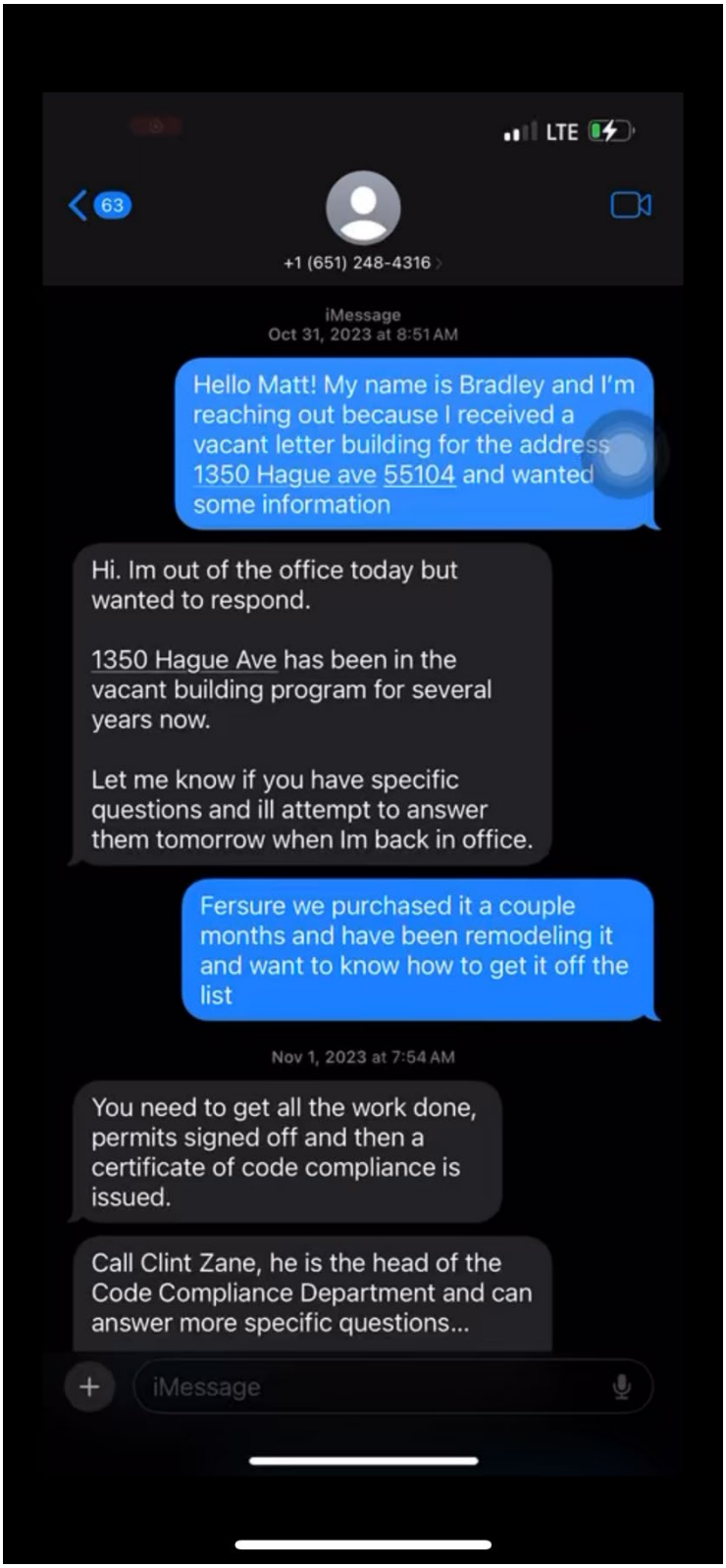
310-292-1873

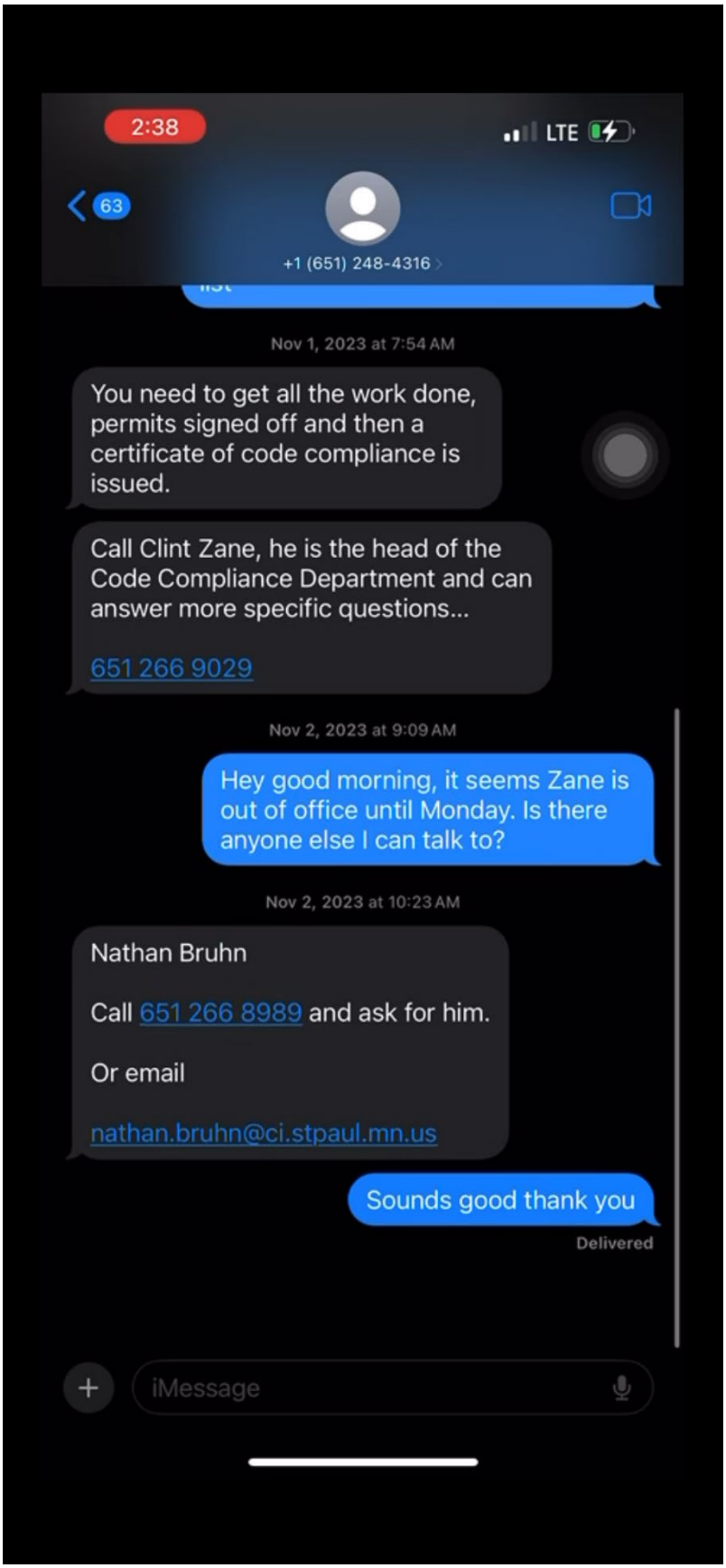
1350 Hague Ave

St. Paul MN 55104

Please see below texts showing we reached out to Matt and called/emailed the other inspectors as well.

Also, see attached permits being pulled immediately after we purchased the building. This building did not sit vacant under our ownership.


LTE
63
+1 (651) 248-4316
iMessage
Oct 31, 2023 at 8:51 AM
Hello Matt! My name is Bradley and I'm reaching out because I received a vacant letter building for the address 1350 Hague ave 55104 and wanted some information
Hi. Im out of the office today but wanted to respond.
1350 Hague Ave has been in the vacant building program for several years now.
Let me know if you have specific questions and ill attempt to answer them tomorrow when Im back in office.
Fersure we purchased it a couple months and have been remodeling it and want to know how to get it off the list
Nov 1, 2023 at 7:54 AM
You need to get all the work done, permits signed off and then a certificate of code compliance is issued.
Call Clint Zane, he is the head of the Code Compliance Department and can answer more specific questions...
iMessage


2:38
LTE
63
+1 (651) 248-4316
Nov 1, 2023 at 7:54 AM
You need to get all the work done, permits signed off and then a certificate of code compliance is issued.
Call Clint Zane, he is the head of the Code Compliance Department and can answer more specific questions...
651 266 9029
Nov 2, 2023 at 9:09 AM
Hey good morning, it seems Zane is out of office until Monday. Is there anyone else I can talk to?
Nov 2, 2023 at 10:23 AM
Nathan Bruhn
Call 651 266 8989 and ask for him.
Or email
nathan.bruhn@ci.stpaul.mn.us
Sounds good thank you
Delivered
iMessage

20 23 002743 REM 00 B	1350 HAGUE AVE ST PAUL	Building Permit		Withdrawn	DETAILS
20 23 057419 RSN 00 SS	1350 HAGUE AVE ST PAUL	PW Sewer Permit	2023-06-28	Finaled	DETAILS
20 23 057422 OBS 00 RW	1350 HAGUE AVE ST PAUL	PW Right of Way Permit	2023-06-29	Finaled	DETAILS
20 23 062536 INS 00 WA	1350 HAGUE AVE ST PAUL	SPRWS Plumbing Permit	2023-07-14	Canceled	DETAILS
20 23 065735 OUT 00 WA	1350 HAGUE AVE ST PAUL	SPRWS Plumbing Permit	2023-07-25	Finaled	DETAILS
20 23 071742 PLB 00 PG	1350 HAGUE AVE ST PAUL	Plumbing/Gasfitting/Inside Water Piping	2023-08-14	Finaled	DETAILS
20 23 082690 EXC 00 RW	1350 HAGUE AVE ST PAUL	PW Right of Way Permit	2023-09-18	Finaled	DETAILS
20 23 083305 PLB 00 PG	1350 HAGUE AVE ST PAUL	Plumbing/Gasfitting/Inside Water Piping	2023-09-25	Finaled	DETAILS

Showing page 1 of 3

- Previous
- 1
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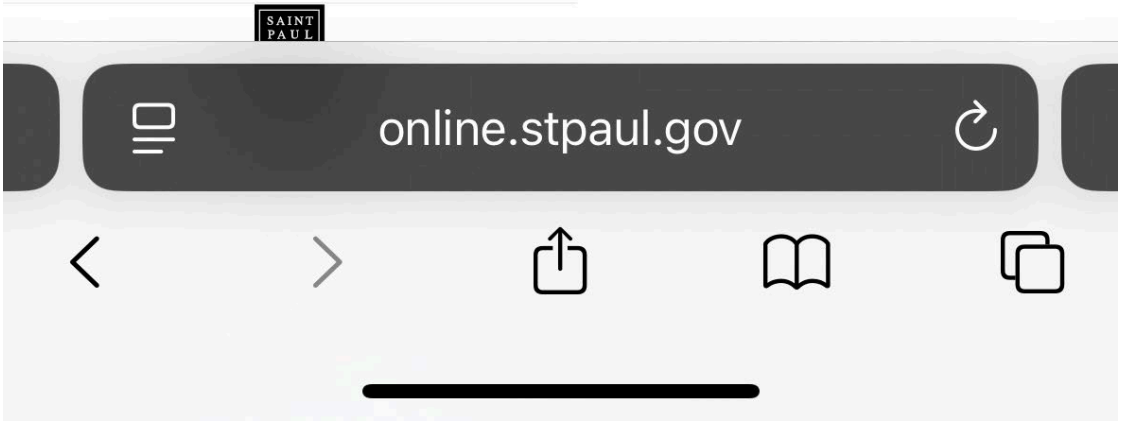
- 3
- Next



DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

September 27, 2023

Patrick Schacherer
451 Wilson St NE
Minneapolis MN 55413

Customer #:1542830
Bill #: 1779770

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at
1350 HAGUE AVE
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 $4,918.00 . 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 October 27, 2023 . 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.

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 found on this letter.
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
Do Not Mail Cash

You may file an appeal to this fee (unless the fee has been previously appealed) or registration requirements by contacting the City Clerk's Office at (651) 266-8688. Any appeal 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 catergory 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 , Matt Dornfeld, at 651-266-1902 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, Matt Dornfeld, at 651-266-1902.

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: md
vb_registration_renewal_notice 11/14

Also Sent To:

Ashley R Taylor/Bradley Taylor 1434 Sherburne Ave St Paul MN 55104-2413

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

September 27, 2023

Ashley R Taylor/Bradley Taylor
1434 Sherburne Ave
St Paul MN 55104-2413

Customer #:1628576
Bill #: 1779770

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at
1350 HAGUE AVE
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 $4,918.00 . 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 October 27, 2023 . 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.

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 found on this letter.
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
Do Not Mail Cash

You may file an appeal to this fee (unless the fee has been previously appealed) or registration requirements by contacting the City Clerk's Office at (651) 266-8688. Any appeal 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 catergory 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 , Matt Dornfeld, at 651-266-1902 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, Matt Dornfeld, at 651-266-1902.

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: md
vb_registration_renewal_notice 11/14

Also Sent To:

Patrick Schacherer 451 Wilson St NE Minneapolis MN 55413

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

October 27, 2023

Patrick Schacherer
451 Wilson St NE
Minneapolis MN 55413

Customer #: 1542830
Bill #: 1779770

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 $4,918.00. 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 1350 HAGUE 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.

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.

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.

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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, unless the fee was previously appealed, 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:
Ashley R Taylor/Bradley Taylor 1434 Sherburne Ave St Paul MN 55104-2413

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

October 27, 2023

Ashley R Taylor/Bradley Taylor
1434 Sherburne Ave
St Paul MN 55104-2413

Customer #: 1628576
Bill #: 1779770

VACANT BUILDING REGISTRATION FEE
WARNING LETTER

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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.

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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
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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, unless the fee was previously appealed, 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:
Patrick Schacherer 451 Wilson St NE Minneapolis MN 55413

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: SR 25-88

File ID: SR 25-88 **Type:** Staff Report **Status:** Archived

Version: 1 **Contact Number:** **In Control:** Legislative Hearings

File Created: 05/19/2025

File Name: 1350 Hague Ave **Final Action:** 07/15/2025

Title: Review Request of Ratifying the Appealed Special Tax Assessment for property at 1350 HAGUE AVENUE adopted by Council on May 15, 2024 under File RLH AR 24-25. (File No. VB2407, Assessment No. 248806)

Notes: Ashley & Bradley Taylor
ashleyraelynnt@gmail.com
info@thedonuttrap.com
310-292-1873

Agenda Date: 07/15/2025

Agenda Number: 11

Sponsors: Bowie **Enactment Date:**

Attachments: 1350 Hague Ave.email chain 5-13-25.pdf, 1350 Hague Ave.Reg Notice 9-27-23.pdf, 1350 Hague Ave.Warning Ltr 10-27-23.pdf, 1350 Hague Ave.contested email 5-19-25.pdf **Financials Included?:**

Contact Name: **Hearing Date:**

Entered by: Mai Vang **Ord Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	05/20/2025	Laid Over	Legislative Hearings	06/10/2025		

Action Text: Laid Over to the Legislative Hearings due back on 6/10/2025
Notes: *Layover to June 10, 2025 at 9 am (unable to reach PO).*

Tried calling 11:22 am – rang out and call dropped

Moermond: we'll revisit this in 2 weeks as it isn't time sensitive. No ability to leave a Voicemail.

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	06/10/2025	Laid Over	Legislative Hearings	07/15/2025		

Action Text: Laid Over to the Legislative Hearings due back on 7/15/2025
Notes: *Layover to LH July 15, 2025 at 10 am. Staff to follow up with Building Inspector.*

Ashley Taylor, owner, appeared via phone
Bradley Taylor, owner, appeared

Staff report by Supervisor James Hoffman: unpaid Vacant Building fee for October 27, 2023 through October 27, 2024. There was a demo permit pulled for the primary building, and an accessory building remains. Permits pulled for the accessory to become a primary and that's where the confusion was. Typically, when you have a demo permit you have to demo both buildings.

Moermond: when was the permit pulled?

Hoffman: I don't see one. There was work being done in 2022 without a Code Compliance and it was red tagged in December 2022. Demo permit was pulled September 2018 and finaled October 2018. Main structure was down, but they gave the ok to leave the block structure. I'm seeing a note that because the remaining structure was vacant the property was to remain in the Vacant Building program until something was done with it.

Moermond: and this is 2023 through 2024?

Hoffman: yes.

Moermond: and March of 2024 it sounds like it left the Vacant Building program as a result of a file review versus a permit.

Hoffman: correct.

Moermond: no permits for change of use, which would normally be a code analysis. Is there a Fire Certificate of Occupancy on this?

Hoffman: don't see one. I do see a building permit for a pergola.

Moermond: no Certificate of Occupancy. Old one that revoked.

Hoffman: change of use was inspected.

Ashley Taylor: no Certificate of Occupancy yet, we're working with John Wilder. We've had 2 finaled plumbing inspections. Electrical, mechanical and gas all through the City. We were receiving letters for the Vacant Building charged, called Department of Safety & Inspections multiple times and talked to many people. Bradley even went in person. It sounded like everyone was confused and told us to ignore the letter and it would be taken off. We were sitting next to each other when those conversations were had. We were very surprised to find this out 2 years later. We talked to Matt Dornfeld and Clint Zane multiple times and they just seemed confused. The demo happened before we purchased. We kept being told it was a mistake and would be taken off so didn't think further action was needed. We're very surprised with this assessment, like I said.

Moermond: when did you talk to Department of Safety & Inspections? Notes say February 2024, does that sound right?

Asha Taylor: 6 to 8 times, fall of 2023. They were phone calls, aside from the one in person. We do have texts from someone for the contact information for 2 other inspectors. That was October/November 2023. We called every time we got a letter or notice. We received the same answer every time we contacted someone one.

Moermond: remaining structure remained in the Vacant Building program as of April 23, 2019. March 2024 I can see conversations with Department of Safety & Inspections initiated in February and those were where documents were brought in for change in use. They got you out of the Vacant Building program right after that. Without a Fire Certificate of Occupancy and still having open permits should this have a fee for 2023 through 2024 is the question?

What I can see now tells me yes, we should. Having pulled permits isn't the same as being out of the program. If it was being used I can say you should have a Fire Certificate of Occupancy and didn't. What's the timeline for getting this done and having Certificate of Occupancy?

Ashley Taylor: hopefully this week. A building inspection and electrical this week. Our confusion is we called multiple Vacant Building inspectors in 2023, what could we have done differently when we feel we were proactive about being in the Vacant Building program and being told it was a mistake?

Moermond: honestly, I'm not sure it was a mistake looking at the file. Mr. Hoffman?

Hoffman: it is a very unique situation.

Bradley Taylor: the first thing Clint Zane said was "oh, this property". That's the same thing he said.

Moermond: I'd like more follow up from Mr. Zane on this. What I have in front of me now, I don't know how much assistance I can be. You got double assessments for 2024 to 2025 and 2025 to 2026. I'd like to get a response from Mr. Zane in writing. I want to learn more but I want to be clear where I'm at.

Ashley Taylor: I know inspectors have lots of properties but this is our baby, we remember everything. We did our due diligence in 2023 and to be told it was a mistake. If we hadn't been we could have acted at that point, but we were directed to do the opposite. It is frustrating we were directed differently, not just one time but 6 or 7 different times.

Moermond: I can tell you that Vacant Building registration forms would have been mailed out and each and every assessment can also be appealed. That would have got you talking to me, which was the fasted way out. You can conversations with staff, but the opportunity to get it squared away didn't happen. I get you say you didn't do anything because you were told it was squared away, but you did get notice of the tax assessment. You didn't appeal because you thought you were getting what you wanted from Department of Safety & Inspections staff, which I think was bad advice but is still representative of the City. We'll look at this again in a month, let's talk July 15th again.

1 Legislative Hearings 07/15/2025 Received and Filed

Action Text: Received and Filed

Notes: *Reduce (refund) assessment from $5,077 to $2,537 and make payable over 5 years.*

Ashley Taylor, owner, appeared via phone
Bradley Taylor, owner, appeared

Moermond: we should be able to wrap this up today. I just had one more piece of information to look up which is your 2024 property tax statement. The Vacant Building fee isn't appearing on the tax assessment. Did you pay that before it went to Ramsey County? Do you remember?

Ashley Taylor: we didn't pay any Vacant Building fee, but we always pay our taxes on time.

Moermond: the 2023 – 2024 Vacant Building fee showed up on your 2025 taxes. That's where it went and that's where it is getting paid. Because you got out of the Vacant Building fee March 1, 2024 I'm going to recommend this is prorated to half of what it was before. That's 7 months into 12 months. We'll have to go back and create a resolution to do that. We'll send a letter giving you the dates and resolution. After reviewing a couple of times that's the conclusion I'm coming too based on the magical date you were officially out of the Vacant Building program.

Ashley Taylor: $2,500 owed, $2,500 refunded. Is there any way to testify to Council about the whole amount?

Moermond: of course, of course. Would it be helpful if they made it payable over 5 years in case you don't get what you're asking for. It does accumulate interest.

Ashley Taylor: yeah, that would work.

Text of Legislative File SR 25-88

Review Request of Ratifying the Appealed Special Tax Assessment for property at 1350 HAGUE AVENUE adopted by Council on May 15, 2024 under File RLH AR 24-25. (File No. VB2407, Assessment No. 248806)

WHEREAS on May 15, 2024, the City Council of the City of Saint Paul adopted Council File No. AR 25-23 to ratify the assessment for Collection of Vacant Building Registration fees billed during April 5 to October 20, 2023. (File No. VB2407, Assessment No. 248806); and

WHEREAS, the property at 1350 Hague Avenue, being described as: Boulevard Addition No. 3 Lots 2 & Lot 3 Blk 5, with the property identification number 03-28-23-21-0045 was assessed an amount of $5075; and

WHEREAS, the Legislative Hearing Officer will review this on May 20, 2025 Legislative Hearing to determine her recommendation; Now, Therefore, Be It

RESOLVED, that the reduction of $5075, plus any accrued interests, be forthcoming.

Cost: $4918
Service Charge: $157
Total Assessment: $5075
Gold Card Returned by: Ashley & Bradley Taylor
Type of Order/Fee: VB fee billed 4/5/23-10/20/23
Nuisance: unpaid VB for 10/27/23-10/27/24; Reg Notice sent 9/27/23; Warning Ltr sent 10/27/23. unpaid sent to Assessment 12/3/23
Work Order #: 17-208993, Inv #1779770
Returned Mail?: No.
Comments:
History of Orders on Property:

To: Saint Paul City Council

From: Union Park District Council

Re: 46 RLH TA 25-344 Amending Council File RLH AR 24-25
Union Park District Council supports a full refund of 1350 Hague Avenue's Vacant Building fee

Councilmembers,

Union Park District Council supports a full refund of 1350 Hague Avenue's Vacant Building fee to Ashley R Taylor and Bradley Taylor, 1434 Sherburne Ave, St. Paul, MN.

Union Park District Council would first like to express our appreciation for the efforts of several City staff members to find an appropriate process to address Ms. Taylor and Mr. Taylor's situation. We would also like to express our appreciation to Mai Vang, Legislative Hearing Coordinator, and Marcia Moermond, Legislative Hearing Officer, for their comprehensive review, and their efforts to find a resolution for this situation.

Here are 2 ways to think about 1350 Hague:

Version 1
-In 2018, one of the two structures located at 1350 Hague was demolished, and the remaining structure was entered into the Vacant Buildings program.
-The Vacant Building program requires an annual fee, which is due in October.
-On March 1, 2024, the remaining structure at 1350 Hague was removed from the Vacant Buildings program.

Version 2
-In May, 2023, two people purchased 1350 Hague Avenue and converted an unoccupied building on this off-the-beaten-path parcel into a new business (and they did it without a subsidy).

In 2023, Ashley Taylor and Bradley Taylor purchased 1350 Hague Avenue. During the closing (but not before), Ms. Taylor and Mr. Taylor were informed by the seller that the building was in St. Paul's Vacant Building program and that the 2023 registration had been paid. The seller did not tell them that there are requirements to get the building removed from the Vacant Buildings program, and that there would be a yearly fee of $5000 until it was removed from the Vacant Buildings program (perhaps because the seller did not fully understand the Vacant Buildings program).

Ms. Taylor and Mr. Taylor immediately began working with the Department of Safety and Inspections (DSI) to restore the building. Their understanding was that 1350 Hague was no longer vacant because they were actively restoring it.

Despite multiple interactions with DSI, no one asked Ms. Taylor nor Mr. Taylor if they understood St. Paul's Vacant Building program, if they understood that the building was still in the vacant buildings program despite the construction activity, if they knew the requirements to get the building removed from the Vacant Buildings

program, or if they knew that they would have to pay a yearly fee of $4,918 until the building was removed from the Vacant Buildings program.

The first time that Ms. Taylor and Mr. Taylor were informed that 1350 Hague Avenue was still in the Vacant Buildings program was the September 27, 2023 Vacant Building Registration Renewal Notice letter. Because Ms. Taylor and Mr. Taylor were not familiar with the Vacant Buildings program and were not aware that their recently purchased property was still in the Vacant Buildings program, they followed the instructions in the letter:

> "If you have questions about this registration fee or other vacant building requirements, please contact the District Inspector, Matt Dornfield, at 651-266-1902."

Ms. Taylor and Mr. Taylor were told by DSI staff that the letter was a mistake, not to worry about the letter, and that no further action was needed on their part.

Ms. Taylor and Mr. Taylor received additional letters from DSI. Each time they followed the instructions in the letter to pursue their questions, and each time DSI staff told them that the letter was a mistake, not to worry about the letter, the issue would be resolved, and that no further action was needed on their part.

Union Park District Council finds DSI's failure to follow through (resolve the issue / remove the fee from the system) and failure to provide written follow up with Ms. Taylor and Mr. Taylor very distressing. For them, as for many small-and medium-sized business owners, DSI is the face of the City. DSI's failure to follow through and follow up makes it much harder for St. Paul to attract new and retain existing businesses.

DSI failed to ask Ms. Taylor and Mr. Taylor:

> if they understood St. Paul's Vacant Building program,
> if they understood that the building was still in the vacant buildings program despite the construction activity,
> if they knew the requirements to get the building removed from the Vacant Buildings program; and
> if they knew that they would have to pay a yearly fee of $4,918 until the building was removed from the Vacant Buildings program,

Thus, Union Park District Council finds: 1. DSI's interactions with Ms. Taylor and Mr. Taylor in response to each of the letters sent from DSI, and 2. DSI's failure to ask Ms. Taylor or Mr. Taylor the four (4) essential points of clarification (above), sufficient justification for a full refund of the Vacant Buildings program registration fee effective immediately.

Sincerely,

Sarah Dvorak
Union Park District Council President

Addendum #1 Timeline

2018 1350 Hague Avenue had 2 structures.
> One of the two structures was demolished,
> and the remaining structure was registered in the Vacant Buildings program

2022 Work "done without a Code Compliance and it was red tagged in December 2022."

2023 Ashley Taylor and Bradley Tayor purchase 1350 Hague

May, 2023 Ms. Taylor and Mr. Taylor close on 1350 Hague Avenue.
During the closing (but not before), they were informed by the seller (Patrick) that 1350 Hague was in St. Paul's Vacant Building program and that the 2023 registration had been paid.
The seller did not tell Ms. Taylor and Mr. Taylor that there are requirements that 1350 Hague Avenue would have to meet in order to get removed from the Vacant Buildings program, and that there would be a yearly fee of $5000 until 1350 Hague was removed from the Vacant Buildings program.
It was Ms. Taylor's and Mr. Taylor's understanding that 1350 Hague Avenue was no longer vacant because they would immediately begin renovations.

Ms. Taylor and Mr. Taylor immediately began working with the Department of Safety and Inspections (DSI) to restore the building. Despite multiple interactions with DSI, no one asked Ms. Taylor or Mr. Taylor if they understood St. Paul's Vacant Building program, if they understood that 1350 Hague Avenue was still in the vacant buildings program despite the construction activity, if they knew the requirements to get 1350 Hague removed from the Vacant Buildings program, or if they knew that they would have to pay a yearly fee of $4,918 until 1350 Hague was removed from the Vacant Buildings program.

September 27, 2023 Vacant Building Registration Renewal Notice

from Steve Magner, Manager of Code Enforcement, also identified as the Vacant Buildings Program Manager, Department of Safety and Inspections,
to Patricia Schacherer, 451 Wilson Street NE, Minneapolis, MN,
also sent to Ashely R Taylor/Bradley Taylor, 1434 Sherburne Ave, St. Paul, MN:

> "If you have questions about this registration fee or other vacant building requirements, please contact the District Inspector, Matt Dornfield, at 651-266-1902."

[UPDC comment #1: The Vacant building registration fee was for
October 27, 2023 – October 27, 2024.]

[UPDC comment #2: The letter does not state whether 1350 Hague Avenue is a
Category 1, Category 2, or Category 3 Vacant Building.
(Based on the fee, one could infer that it was a Category 2 or Category 3 Vacant Building.)]

[UPDC comment #3: It was not until this letter that Ms. Taylor and Mr. Taylor were informed that 1350 Hague Avenue was still in the Vacant Buildings program. At no time did anyone explain the requirements to get 1350 Hague Avenue removed from the Vacant Buildings program.
Because Ms. Taylor and Mr. Taylor were not familiar with the Vacant Buildings program and were not aware that their recently purchased property was still in the Vacant Buildings program, they followed the instructions in the letter:

> "If you have questions about this registration fee or other vacant building requirements, please contact the District Inspector, Matt Dornfield, at 651-266-1902."

Ms. Taylor and Mr. Taylor were told by DSI staff that the letter was a mistake, not to worry about the letter, and that no further action was needed on their part.]

October 27, 2023 Vacant Building Registration Fee Warning Letter

from Steve Magner, Manager of Code Enforcement, also identified as the Vacant Buildings Program Manager, Department of Safety and Inspections,
to Patricia Schacherer, 451 Wilson Street NE, Minneapolis, MN,
also sent to Ashely R Taylor/Bradley Taylor, 1434 Sherburne Ave, St. Paul, MN:

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

[UPDC comment #1: Because Ms. Taylor and Mr. Taylor had been told that the September letter was a mistake and that no further action was needed on their part, they followed the instructions in the letter:

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

Ms. Taylor and Mr. Taylor were again told by DSI staff that the letter was a mistake, not to worry about the letter, and that no further action was needed on their part.]

March 1, 2024 DSI removed 1350 Hague from the Vacant Buildings program.

May 19, 2025 email from Bradley Taylor to Legislative Hearings Officer stated:

"We purchased the building in May 2023 and immediately filed for sewer permit, building permit, plumbing permit, gas permit, etc. Shortly afterward we began receiving letters regarding a vacant building fee. We were very concerned since it was for a large dollar amount, so we reached out multiple times to DSI — via phone, text, and even in person — and were repeatedly told it was a mistake. We were advised not to worry about the letters and that no further action was needed on our part. At no point were we informed that we needed to formally appeal or take additional steps."
"I even visited the DSI office in person for clarity, where I was again told the issue would be resolved and to ignore the notices."

June 10, 2025 Legislative Hearing

Present: Marcia Moermond, Legislative Hearing Officer
James Hoffman, Supervisor, Department of Safety and Inspections
Ashley Taylor (by phone)
Bradley Taylor

Ashley Taylor: "We called every time we got a letter or notice. We received the same answer every time we contacted someone."
"Our confusion is we called multiple Vacant Building inspectors in 2023, what could we have done differently when we feel we were proactive about being in the Vacant Building program and being told it was a mistake."

July 15, 2025 Legislative Hearing

Present: Marcia Moermond, Legislative Hearing Officer
Ashley Taylor (by phone)
Bradley Taylor

August 6, 2025 City Council public hearing

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH SAO 25-50

File ID:	RLH SAO 25-50	**Type:**	Resolution LH Summary Abatement Order	**Status:**	Agenda Ready
Version:	2	**Contact Number:**		**In Control:**	City Council
				File Created:	07/25/2025
File Name:	1593 Margaret Street			**Final Action:**	

Title: Appeal of Kathryn Weigelt to a Summary Abatement Order at 1593 MARGARET STREET.

Notes: Walk-in. LH on 8/12/25 at 11:00 a.m. in Room 330 City Hall.

Agenda Date: 08/27/2025

Sponsors: Johnson

Enactment Date:

Attachments: 1593 Margaret St.appeal.7-25-25.pdf, 1593 Margaret St.photos 7-22-25.pdf, 1593 Margaret St.Weigelt Ltr.8-15-25

Financials Included?:

Contact Name:

Hearing Date:

Entered by: Racquel.Naylor@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	08/12/2025	Referred	City Council	08/27/2025		

Action Text: Referred to the City Council due back on 8/27/2025

Notes: *Grant an extension to October 1, 2025.*

Kathryn Weigelt, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: July 22, 2025 the order went to out cut and remove all overgrown vegetation impeding the right-of-way including sidewalk and street. Code section 105 says plants cannot exceed 36" and cannot overhang sidewalk or street. Compliance date of July 25.

Weigelt: I think the letter summarizes my husband and I's investment. We've spent a lot of time to cultivate that area into a pollinator garden through the City's standards they promote. We are not at a corner and there may be leniency since our property isn't a safety concern. We've removed the plants overhanging. Cutting them down removes their intention. Longer-term, every year it changes. The seed mix we selected is for this area and its climate. The first year, last year, nothing exceeded 36". This year the evening primrose came in. We just went with the guidance we received for what would be the best food. We will work this fall and next spring to bring in pollinator plants that stay below 36" and put them in the area we cleaned up. The invasive species is a big reason why we removed our lawn in the first place. The backfill that went in after the sidewalk was put in during 2019 caused a ton of invasive species to grow and an old growth tree was removed. We lost lawn grass. Plants no longer had shade that needed it. It became only invasive species, which is why we looked for an alternative.

Moermond: it is clear it is a native or managed planting. I am definitely concerned about plants impeding the right-of-way and making it hard for someone to walk or pass someone on the sidewalk. There IS a concern with the height of the plantings themselves. You should be able to see someone walking down the sidewalk if you are in the street. The public should be able to pass through that area. Six-foot plantings make that impossible. Moving forward this does need to be considerably lower. I don't feel flexible on that. You have to be able to see the trike racing down the sidewalk. The visibility for the pedestrian is still there. I don't want to mess with this year's planting, but you will have an issue next year and be mindful of the seeds or mix you put in and don't exceed the 3' mark. They are clearly flowing currently, peak season. Next season nothing can exceed that 36" mark.

Weigelt: for context, we don't add things, it is whatever is re-seeding. We do want to add some to the boulevard area, around October. We'll try to pull up anything larger from the root to prevent those from starting.

Text of Legislative File RLH SAO 25-50

Appeal of Kathryn Weigelt to a Summary Abatement Order at 1593 MARGARET STREET.

WHEREAS, in the matter of the Appeal of Kathryn Weigelt to a Summary Abatement Order at 1593 MARGARET STREET, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant;

WHEREAS, the Legislative Hearing Officer recommends that the City Council grant an extension to October 1, 2025; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

RLH SAO 25-50

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
JUL 25 2025
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- [x] **$25 filing fee** (non-refundable) **(payable to the City of Saint Paul) (if cash: receipt number** 784300 **)**
- [x] **Copy of the City-issued orders/letter being appealed & any attachments you may wish to include**
- [x] Walk In [ ] Mail [ ] Email

Appeal taken by:

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, August 12, 2025
Location of Hearing:

- [ ] **Telephone:** *you will be called between* _____ & _____
- [x] **In person** *(Room 330 City Hall)* **at:** 11:00 a.m.
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1593 MARGARET ST City: ST. PAUL State: MN Zip: 55106

Appellant/Applicant: KATHRYN WEIGELT Email KatieWeigelt@gmail.com

Phone Numbers: Business 651 491 4344 Residence Same Cell Same

Signature: [signature] Date: 7.25.25

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Residence _____ Cell _____

What is being appealed and Why? Attachments Are Acceptable

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

in agreement with most of abatement order
would like to discuss #2 and #6 on
abatement to understand how much of
the pollinator garden must be removed / cut down.

Revised 8/17/2023

331

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
DIVISION OF CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806

July 22, 2025
25 - 055022

SUMMARY ABATEMENT ORDER

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266- 8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

KATHRYN WEIGELT
1593 MARGARET ST
ST PAUL MN 55106- 4925

As owner or person(s) responsible for : 1593 MARGARET ST you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

1. **Cut and remove any overgrown vegetation (including trees) impeding public right of way, sidewalk, blvd, and alley areas. Public sidewalks must be cleared edge- to- edge and up to seven (7) feet in height. Alleys and streets must be cleared from edge- to- edge and up to fourteen (14) feet in height.**

SPLC 105. - BOULEVARD PLANTING: Cut/trim or remove and properly dispose of any plantings in violation of Chapter 105. (Additional requirements in Chapter 45)

1) Plantings must be maintained in such a way that there is no overhang or encroachment onto the sidewalk, curb, or street area.
2) Plantings may not exceed thirty- six (36) inches in height.
3) Plantings within thirty (30) feet of any intersection may not exceed eighteen (18) inches.
4) Plantings within five (5) feet of any alley or driveway may not exceed eighteen (18) inches.
5) Plantings within ten (10) feet of street sections that do not have parking lanes may not exceed eighteen (18) inches.
6) Plantings within ten (10) feet of street sections where rush hour or 24 hour no parking restrictions apply may not exceed eighteen (18) inches.

PLEASE CUT/ TRIM ALL BOULEVARD PLANTS TO PROPER HEIGHT AND MAKE SURE ALL PLANTINGS ARE NOT OBSTRUCTING ANY PUBLIC WALKWAYS. THANKS. Comply before July 29, 2025

If you do not correct the nuisance or file an appeal **before July 29, 2025** , the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.
Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipments, etc. The rate will be approximately $450 per hour plus expenses for abatement.

You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times
FAILURE TO COMPLY MAY RESULT IN FURTHER ENFORCEMENT ACTION.
THANK YOU FOR YOUR COOPERATION.

Issued by: Anthony Munos Badge: 331 Phone Number: 651- 266- 9058
If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.

July 22, 2025
25 - 055022

Also Sent To:
Occupant
Kathryn Weigelt 1593 Margaret St St Paul MN 55106- 4925
Jordan R Weigelt/Kathryn Weigelt 1593 Margaret St St Paul MN 55106- 4925

APPEALS: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, which ever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266- 8585. You must submit a copy of this Summary Abatement Notice with your appeal application.

*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

sa.rpt 9/15

Date:	**July 22, 2025**	**HP District:**	
File #:	**25 - 055022**	**Property Name:**	
Folder Name:	**1593 MARGARET ST**	**Survey Info:**	
PIN:	**342922120118**		

Date:	**July 22, 2025**	**HP District:**	
File #:	**25 - 055022**	**Property Name:**	
Folder Name:	**1593 MARGARET ST**	**Survey Info:**	
PIN:	**342922120118**		

Date:	**July 22, 2025**	**HP District:**	
File #:	**25 - 055022**	**Property Name:**	
Folder Name:	**1593 MARGARET ST**	**Survey Info:**	
PIN:	**342922120118**		

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

August 15, 2025

Kathryn Weigelt
1593 Margaret St.
St. Paul, MN 55106

VIA EMAIL: katieweigelt@gmail.com

Re: Appeal for Property at 1593 Margaret Street

Dear Kathryn Weigelt:

This is to confirm that at the Legislative Hearing on Tuesday, August 12, Legislative]=43*Hearing Officer Marcia Moermond recommended that the City Council g**rant to October 1, 2025 for compliance with the July 22 order.**

This matter will go before the City Council at Public Hearing on **Wednesday, August 27, 2025 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation you may:

-appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*)

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion.

After the August 27 Public Hearing, Ms. Moermond will review this case under a new resolution at an October 7 Legislative Hearing at 11:00 a.m. to determine if you have abated the nuisance(s) listed above on deadline. The City Council Public Hearing will be scheduled for Wednesday October 15, 2025 at 3:30 pm. in room 300 City Hall. You are welcome to attend any of these hearings. If you are contesting Ms. Moermond's recommendation from the October 7 Legislative Hearing, you may appear in person.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant
Sincerely,
/s/
Joanna Zimny

c: CE Supervisors
Anthony Munos – Department of Safety & Inspections, Code Enforcement

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH VBR 25-31

File ID:	RLH VBR 25-31	**Type:**	Resolution LH Vacant Building Registration	**Status:**	Agenda Ready
Version:	2	**Contact Number:**		**In Control:**	City Council
				File Created:	07/25/2025
File Name:	1980 Stanford Avenue			**Final Action:**	

Title: Appeal of Geoff Lindback to a Vacant Building Registration Renewal Notice at 1980 STANFORD AVENUE.

Notes: Walk-in. LH on 8/12/25 at 1:00 p.m. in Room 330 City Hall.

Agenda Date: 08/27/2025

Sponsors: Jost

Enactment Date:

Attachments: 1980 Stanford Ave.appeal.7-25-25.pdf, 1980 Stanford Ave. condemnation order 6-4-25.pdf, 1980 Stanford Ave.condemnation notice 8-6-24.pdf, 1980 Stanford Ave.photos 8-6-24.pdf, 1980 Stanford Ave.Lindback Ltr.8-15-25

Financials Included?:

Contact Name:

Hearing Date:

Entered by: Racquel.Naylor@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	08/12/2025	Referred	City Council	08/27/2025		

Action Text: Referred to the City Council due back on 8/27/2025

Notes: *Waive VB fee for 90 days (to November 8, 2025) and allow permits to be pulled.*

Geoff Lindback, owner, appeared

[Moermond gives background of appeals process]

Staff report by Supervisor Mitch Imbertson:

Staff report by Supervisor Matt Dornfeld: opened as a Category 1 fire March 25, 2025.

Moermond: we had an appeal with a waiver to December 8, 2024, after the file was opened. We had a couple of appealed assessments, one in June and it was approved and made payable over 3 years. This says it was opened August 8, 2024, so this is year 2.

Sounds like you're making good progress in your appeal documents.

Lindback: the insurance company is pressuring me to start work without the funds. My contractor gave them an assessment early this year. There were some issues with my claims adjuster, they left and

they closed out my case. Got a new adjuster assigned. March or April he submits to the new person the bid, she wanted it line itemed. He did that. Got back to us mid-July, they wanted more information. He is going back to get individual line-item bids and hoping to have it in this week. The house is sealed, I'm over there weekly to mow and inspect. I did pay the prior Vacant Building fee. I'm wondering if I have any options to defer this fee, with everything piling up. No one wants to get through this more than me, but insurance is so far apart on this I don't want to open up a house and be stuck fighting them or stuck having to pay hundreds of thousands of dollars.

My contractor works with a public adjusting firm. Candidly, if we get pushed back again an attorney is my next step. I feel I've been beyond patient.

Dornfeld: I'm sure he wants it done get it done as quickly as possible. Stick close by. Hire trustworthy contractors. Standard stuff.

Lindback: I talk with all my neighbors; they have my number and know to call me if they see anyone there who isn't me.

Moermond: we can get you another 90-day waiver.

Text of Legislative File RLH VBR 25-31

Appeal of Geoff Lindback to a Vacant Building Registration Renewal Notice at 1980 STANFORD AVENUE.

WHEREAS, in the matter of the Appeal of Geoff Lindback to a Vacant Building Registration Renewal Notice at 1980 STANFORD AVENUE, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant; and

WHEREAS, the Legislative Hearing Officer recommends that the City Council waive vacant building fee for 90 days to November 8, 2025 and allow permits to be pulled; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

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
JUL 25 2025
CITY CLERK

We need the following to process your appeal:

- [x] $25 filing fee (non-refundable) (payable to the City of Saint Paul)(if cash: receipt number_____)
- [x] Copy of the City-issued orders/letter being appealed
- [ ] Attachments you may wish to include
- [x] This appeal form completed
- [x] Walk-In *OR* [ ] Mail-In

for abatement orders only: [ ] Email *OR* [ ] Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, August 12, 2025
Location of Hearing:
[ ] **Telephone:** *you will be called between*
_____ & _____
[x] **In person** *(Room 330 City Hall)* **at:** 1:00 p.m.
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 1980 Stanford Ave City: St Paul State: MN Zip: 55418

Appellant/Applicant: Geoff Lindback Email glindback@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 952-994-4557

Signature: _____ Date: 7/25/25

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 2542 Pierce St NE Minneapolis, MN 55418

Phone Numbers: Business _____ Residence _____ Cell 952-994-4557

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
- [x] Vacant Building Registration
- [ ] Other (Fence Variance, Code Compliance, etc.)

Working on final numbers with insurance to finish process - then can move to fix property

Revised 3/18/2021

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

July 09, 2025

Geoff Lindback
2542 Pierce St Ne
Minneapolis MN 55418-3840

Customer #:1419293
Bill #: 1955562

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at
1980 STANFORD AVE
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 **$2,705.00** . 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 **August 08, 2025** . 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.

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 found on this letter.
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
Do Not Mail Cash

You may file an appeal to this fee (unless the fee has been previously appealed) or registration requirements by contacting the City Clerk's Office at (651) 266-8688. Any appeal 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 catergory 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 , Rick Gavin, at 651- 266- 1910 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, Rick Gavin, at 651- 266- 1910.

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: rg
vb_registration_renewal_notice 11/14

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

June 4, 2025

Geoff Lindback
2542 Pierce St Ne
Minneapolis MN 55418-3840

NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE

RE: 1980 STANFORD AVE
Ref. # 110658

Dear Property Representative:

Your building was inspected on August 5,2024.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

A reinspection will be made on or after January 1, 2026.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Throughout - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-The property is condemned due to extensive fire damage throughout. Repairs shall require permits. Call DSI directly at 651-266-8989 to obtain the appropriate permits.

2. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: http://www.stpaul.gov/cofo

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: Frank.Thurner@ci.stpaul.mn.us or call me at 651-266-8984 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Frank Thurner
Fire Safety Inspector
Ref. # 110658

cc: Housing Resource Center
Force Unit

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

August 6, 2024

Geoff Lindback
2542 Pierce St Ne
Minneapolis MN 55418-3840

NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE

RE: 1980 STANFORD AVE
Ref. # 110658

Dear Property Representative:

Your building was inspected on August 5, 2024.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed by the re-inspection date.

A reinspection will be made on or after November 18, 2024.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Throughout - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by

this office. -The property is condemned due to extensive fire damage throughout. Repairs shall require permits. Call DSI directly at 651-266-8989 to obtain the appropriate permits.

2. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

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You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: der.vue@ci.stpaul.mn.us or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Der Vue
Fire Safety Supervisor
Ref. # 110658

cc: Housing Resource Center
Force Unit

Date: August 06, 2024
File #: 24 - 064505
Folder Name: 1980 STANFORD AVE
PIN: 092823220067

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CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

August 15, 2025

Geoff Lindback
2542 Pierce St. NE
Minneapolis, MN 55418

VIA EMAIL: glindback@gmail.com

Re: Appeal for the property at 1980 Stanford Avenue

Dear Geoff Lindback:

This is to confirm that at the Legislative Hearing on August 12, 2025, Legislative Hearing Officer Marcia recommended that the City Council **waive the Vacant Building fee for 90 days (to November 8, 2025) and allow permits to be pulled.**

This matter will go before the City Council at Public Hearing on **Wednesday, August 27, 2025 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

- appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*)

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions, please contact our office at 651-266-8585.

Sincerely,
/s/
Joanna Zimny

c: Vacant Building Staff

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH SAO 25-51

File ID:	RLH SAO 25-51	**Type:**	Resolution LH Summary Abatement Order	**Status:**	Agenda Ready
Version:	2	**Contact Number:**		**In Control:**	City Council
				File Created:	08/11/2025
File Name:	1605 University Ave W			**Final Action:**	

Title: Appeal of Jay Cherner to an Emergency Summary Abatement Order at 1603 and 1605 UNIVERSITY AVENUE WEST.

Notes: Jay Cherner
chernerj@gmail.com
612-327-9050

Agenda Date: 08/27/2025

Sponsors: Privratsky

Enactment Date:

Attachments: 1603-1605 University Ave W.appeal 8-11-25.pdf, 1603-1605 University Ave W.Photos 8-11-25.pdf, 1603-1605 University Ave W.Sullivan email 8-18-25.pdf, 1603-1605 University Ave W.Impact Statement-Spruce Tree 8-18-25.pdf, 1603-1605 University Ave W.Graffiti Billboards 8-18-25.pdf, 1603 1605 University Ave.Cherner Ltr.8-22-25, 1603 1605 University.Cherner contesting letter.8-23-25

Financials Included?:

Contact Name:

Hearing Date:

Entered by: mai.vang@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	08/19/2025	Referred	City Council	08/27/2025		

Action Text: Referred to the City Council due back on 8/27/2025

Notes: *Grant to September 1, 2025 for compliance.*

Mark Morrow, Union Park District Council Executive (UPDC) co-chair land use and economic development committee, appeared
Jane McClure, the villager, observed
Jay Cherner, owner, appeared via phone
Leah Timberlake -Sullivan, Union Park District Council Executive (UPDC) Director, appeared

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: an emergency Summary Abatement Order went out August 7, 2025 to Mr. Cherner specifically to remove, paint covered canvas from both sides of billboard, paint over all graffiti from all parts including billboard frames and equipment. Compliance date of August 12. Approximate estimated cost of $3,000 - $5,000. Issued by

Martin: chapter 45 nuisance abatement. Our parks crew hired someone to try and abate the issue, they did some black paint but it didn't cover the entire area and didn't take care of many of the issues. That's why the emergency Summary Abatement Order was issued to address all areas including canvas billboard and frame.

Moermond: so this is round 2. A normal Summary Abatement Order first.

Martin: yes, and with the computers being down I can't look at how long the issue has been going on.

Cherner: this billboard issue started 4 years ago when it was vandalized by graffiti men. They were arrested and released. Since that time, I put a new billboard, covered what they did, then it happened again a month later. That was during the riots I believe. My entire building was vandalized and windows broken. I was trying to take care of as much as I could since my business was there. I made 100 phone calls to the police; it made no difference. I don't know how to protect my property. I know I pay property tax, but I have no help. I also had homeless people issues that extended to drug use and so on. I was told there was nothing they could do. I try to do the best I can, but what is the purpose of replacing and penalizing if 5 months from now it will be the same thing? I need help from the police that this is not going to happen, and then I will take care of the problem.

Moermond: what does that mean?

Cherner: it is a waste of money and effort.

Moermond: what are you looking for specifically today in your appeal?

Cherner: for 3 years I wasn't able to use my billboard due to the graffiti issues, then I was given the notice to fix in 3 days. It isn't physically possible. The company I used to hire is no longer in business. I don't know where to go at this point. That's a secondary issue though, the primary issue is I have no protection. As soon as it is replaced it will be vandalized again.

Moermond: I hear you want more time, I hear you feel kind of hopeless about the situation due to the repeated vandalism, and you also want the police to protect the billboards as opposed to fixing them repeatedly.

Cherner: that's correct. It is the same people doing it. One time they were caught and let go.

Moermond: I can't speak to that, I am not the criminal justice system.

Cherner: I saw the orders from the City came and I saw them in the letter on the roofs, they told me they were going to cover it. I said no, remove the canvas. They insisted on painting the black over it.

Morrow: this matter was brought to our attention July 21 when our Executive Director Leah brought the matter from Spruce Tree because they've been trying to have something done about the billboards and graffiti. I used Google Streetview when preparing the letter and it goes back 4 years. Looking at St. Paul's sign ordinance, it does look to me that it could be considered an unsightly sign and quite possibly since it hasn't changed for 4 years, an abandoned sign and the City's instructions in those circumstances are to provide a 15 day notice for repair or removal. For abandoned signs notice it will be removed. Your neighbors, the DC, would like the signs removed. They aren't contributing to the neighborhood. You have a several million-dollar loon looking right at your billboards. People visiting see both, it is a neighborhood quality issue. We're trying to get that corner to come back and your billboards are a negative rather than a positive.

Leah Timberlake-Sullivan: I office in the Spruce Tree Center. I'm here on behalf of them and the many champion businesses at Snelling and University. United Village, Hot Works, the bookstore. So many businesses acting as a team for the corridor. A corridor succeeds when you have heavy lifters pulling momentum up and declines when you have inactive bad faith operators. My concern is for the whole of the corridor. 4 years later to negotiate how to remediate when all the neighbors also suffer graffiti. We can't have this type of lag in the system. I agree there are areas for the City to improve, but I can't condone the weight it puts on follow businesses to allow this to go on for 4 years. I know its difficult but the only way to move forward is to band together and hold standards together. They operate in good faith in the best of their capacity. It isn't fair to the people trying to build a corridor to allow this to go on any further. It is an injustice to them. I regret to say, but I haven't heard today anything that makes me

think there's a commitment to the area that things would be different in the future. I ask you to consider the area businesses putting in the work. They would like this removed.

Moermond: as the District Council do you facilitate conversation around the area businesses and police, how can Mr. Cherner be part of that and benefit from his neighbors' experience.

Leah Timberlake-Sullivan: the police are coming tonight to speak about the neighborhood safe and strong initiative. UPDC will be launching surveys to the area businesses about their feeling about relationships with the City. Today we're talking about the sign and it does need to be addressed. You can feel the sense of unfairness in the letter by Spruce Tree. We're giving standards and under the rule system. What is going on here? This really gets down to if 4 years isn't enough for the City to intervene, what is? Decisive response is what brings momentum to the project. This doesn't appear to be a complicated situation. You have a champion of the corridor asking for relief. I want to bring that Spruce Tree voice forward, that's why I'm here. I'd love to meet with Mr. Cherner, his experience is very important. He has some valid complaints. But what are we going to say, no one has to fix anything until it is easy? I can't say that's ok when I see what even small businesses in the area are doing. It is one of the easier things to deal with, in my view.

Morrow: one advocate would be the Midway Chamber; we also hear your pain on what you've experienced. As a community org by ourselves weren't able to get enough movement at Snelling and University, so we've combined with Hamline Midway and the Midway Chamber. We're all putting efforts together to work on this intersection in particular. If I were you I would k nock on the door of Midway Chamber so they can advocate for you.

Moermond: Ms. Martin, locations where we have people vandalizing or dumping and creating nuisance conditions, what kinds of advice does the City give?

Martin: put up signage, motion-sensored lights, camera systems can all be helpful. Even fake cameras help.

Cherner: I have signs, cameras, all of that.

Moermond: good. Although I'm sympathetic of your position to some extent, but I also know if I live next to McDonalds and their wrappers blow in my yard, I'm responsible to clean it up. It is more serious than average in this case because this has been a long-standing problem. If a car is burning on the sidewalk and hull remains there for 2 weeks that is something people can sustain and move forward from. It gets harder the more time that passes. Famously, the broken windows theory, still applies here. We're talking about a visual symbol there is emotional and financial disinvestment in the area. I think that is what is trigging to the folks who ARE doing that investment into the area. I do take this seriously. Surely a Google search would help you find someone who can work on this for you. The Parks' folks did appear to have some trouble doing an adequate job abating the nuisance. Is it something Department of Safety & Inspections would be looking into hiring an outside crew for this work now?

Martin: correct.

Moermond: first, I'm going to put this on Council's agenda next Wednesday at 3:30. My recommendation is Council grant compliance to September 1 for compliance. After that Department of Safety & Inspections can pursue a contract to resolve the matter. In the event it is somehow cleaned up between the deadline and when the contractor is hired, it would become a nuisance abatement assessment. Again, the Council may look at this differently than I do. I do think this is important. You could alternatively come up with a proposal to remove the signs, but we really need the cleanup to happen pending a long-term decision.

Text of Legislative File RLH SAO 25-51

Appeal of Jay Cherner to an Emergency Summary Abatement Order at 1603 and 1605 UNIVERSITY AVENUE WEST.

WHEREAS, in the matter of Jay Cherner to an Emergency Summary Abatement Order at 1603 and 1605 University Avenue West, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant;

WHEREAS, the Legislative Hearing Officer recommends that the City Council grant to September 1, 2025 for compliance; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

RECEIVED
AUG 11 2025
CITY CLERK

We need the following to process your appeal:

- [x] $25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number CL 7525)
- [x] Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

[x] Walk In [ ] Mail [x] Email

Appeal taken by: MV

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, August 19, 2025
Location of Hearing:

[x] **Telephone:** *you will be called between* 11 AM & 1 PM

[ ] **In person** *(Room 330 City Hall)* **at:** _____
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1603-1605 University Ave. W. City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Jay Y. Cherner Email chernerj@gmail.com

Phone Numbers: Business 651-641-1110 Residence _____ Cell 612-327-9050

Signature: Jay Y. Cherner Date: 08/08/2025

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business_____ 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/Correction** _____
- [ ] **Code Enforcement Correction Notice** _____
- [ ] **Vacant Building Registration** _____
- [x] **Other** (Fence Variance, Code Compliance, etc.) EMERGENCY SUMMARY ABATEMENT ORDER

Revised 1/31/2023

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
DIVISION OF CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

EMERGENCY SUMMARY ABATEMENT ORDER

Date: August 7, 2025

Jay Y Cherner
1605 University Ave W
St. Paul, MN 55104

It has been determined that an emergency situation exists which creates an imminent health or safety hazard or danger to the public that by its nature requires immediate action, an enforcement officer may issue an emergency abatement.

(a) Include a description of the premises sufficient for identification;

Property address: 1605 University Ave W

and/or Legal Description _____

(b) Specify the violation which exists and the immediate remedial action required:
Remove paint covered canvas from both billboards and remove or paint over all graffiti from all parts of the building including billboard frames and equipment.

(c) Specify a reasonable time for the City to correct the violation:

Tuesday, August 12, 2025 by 9:00 AM

(d) The estimated cost of this abatement action is:

$3,000.00 - $5,000.00

according to Chapter 34.21(3) and Chapter 45.12 of the Saint Paul Legislative Code.

The City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Inspector: Kedrowski Badge# 320 Phone# 651-266-9141 or 651-248-4338

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be in excess of $260.00 per hour, plus expenses, for abatement.

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Vehicle Violation Notice with your appeal application.

*WARNING: Code inspection and enforcement trips cost the taxpayers money. If multiple trips within a year to your property are required to ensure compliance with the law, you may be charged for the cost of inspections and enforcement trips to your property. Such charges are in addition to any other fines or assessments which may be levied against you and your property.

Have you been to an

1603-1605 University Ave W.Photos 8-11-25

ADVERTISE
Turf CLUB

CLUB

Mai Vang

From: Leah Timberlake Sullivan <leah@unionparkdc.org>
Sent: Monday, August 18, 2025 5:04 PM
To: *CI-StPaul_LegislativeHearings
Subject: Fwd: Letter Re: 1605 University Ave. W Billboards
Attachments: 2025. 1605 University Billboard Graffiti. Impact Statement. Spruce Tree. 08.18.25.docx.pdf; Graffiti 1605 University Ave W Billboards-1.pdf

You don't often get email from leah@unionparkdc.org. Learn why this is important

Address correction.

---------- Forwarded message ----------
From: **Leah Timberlake Sullivan** <leah@unionparkdc.org>
Date: Monday, August 18, 2025
Subject: Letter Re: 1605 University Ave. W Billboards
To: LegislativeHearings@stpaul.go, David Hoban <david.hoban@ci.stpaul.mn.us>, #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Cc: ward2@ci.stpaul.mn.us, #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>, Sarah Dvorak <sarahd@unionparkdc.org>, Dean Cummings <deanpcummings@gmail.com>, The Morrows <mcemorrow@comcast.net>, Mike Koch <mkoch@metroplains.com>, Jason Sklar <jsklar@metroplains.com>, Chad Kulas <chad@midwaychamber.com>, Sarah O'Brien <director@hamlinemidway.org>, Mike Hahm <mikehahm1@gmail.com>

Attn: Legislative Hearing, DSI Deputy Director David Hoban, Sponsoring CM Matt Privratsky,

Please see the letter previously submitted (August 8th, 2025) by the Union Park District Council regarding the billboards and graffiti at 1605 University Ave W.

Additionally we submit a letter on behalf of the ownership and management of the Spruce Tree Center located directly across the street from the billboards under review.

Thank you,
Leah

--
Leah Timberlake Sullivan
Executive Director
Union Park District Council
1600 University Ave W Ste 301 | Saint Paul, MN 55104
651-645-6887 | unionparkdc.org

"Many Neighborhoods, One Community"

--
Leah Timberlake Sullivan

Executive Director
Union Park District Council
1600 University Ave W Ste 301 | Saint Paul, MN 55104
651-645-6887 | unionparkdc.org

"Many Neighborhoods, One Community"

To: David Hoban, Deputy Director, Department of Safety and Inspections

Council President Noecker, Council President Councilmember Bowie, Ward 1

Councilmember Molly Coleman, Ward 4

St. Paul City Council members

From: Spruce Tree Centre LLP / 1600 Spruce Tree

1600 University Avenue West. St. Paul, MN

Re: Graffiti on the side of 1605 University Avenue W and on billboards on top of 1605 University Avenue West, St. Paul.

1600 Spruce Tree, the iconic green building on the corner of Snelling and University Avenue has endured graffiti on the side of 1605 University and graffiti covered signs on BOTH sides of the TWO billboards on tope of 1605 University for the past four years.

Over the past four years we have called and complained about this graffiti on numerous occasions. Since our complaints were not acted ignored, we assigned a staff member the task of documenting our complaints to DSI starting in December 2024. Our colleague Melissa Alexander filed complaints via e-mail and talked to DSI on week after week. We would be happy to provide a chronology of her e-mails to DSI as well as her phone contacts with DSI staff.

This ongoing graffiti blight has contributed to a severe and measurable decline in our ability to attract and retain tenants. Our current occupancy rate remains below 55%, a historically low figure that we directly attribute in part to the continued presence of the graffiti and the neglected condition of the adjacent structures. Prospective tenants have explicitly cited the surrounding visual environment as a deterrent to leasing space in our building, citing safety concerns, perceived neglect, and an overall diminished sense of professionalism in the area.

The graffiti can be seen in Google Maps' photos (see Appendix #1) and is visible to potential visitors to our building. According to Chapter 64 of the zoning code, "Unsightly signs must be repaired or removed within fifteen (15) days of notification.". It is now August 2025. The graffiti covered billboards have not been leased for the past four years and should be removed due to non-use.

Recently we were frustrated to see that during the first week in August, the graffiti on the advertising panels was partially covered by black paint (see Appendix #3). The unprofessional, half completed, black paint job has exacerbated the situation. There is now a large portion of the billboard sign on the west side of the 'double billboard sign" that has become disconnected and is flapping in the wind.

1600 Spruce Tree and its neighbors, Pivot Apartments and The Pitch Apartments continue to be adversely impacted by this graffiti. For example, recently Spruce Tree's first floor tenant Minnesota Council on Disability had an event to open their new conference room. Several dignitaries attended including Minnesota Senator John Marty, Minnesota Secretary of State Steve Simon, Erica Rivers and Gaelyn Lea. When these folks arrived, they were greeted with the boarded up CVS Store and two very large billboards covered in graffiti.

The billboard, which remains unmaintained and has not displayed any advertising for years, now serves only as a canvas for repeated vandalism, drawing further negative attention to the area and lowering the property values of surrounding commercial investments.

We strongly urge the appropriate authorities to take swift and decisive action. Continued inaction will only deepen the economic impact on our property and the surrounding business district. We also request that the billboard be removed entirely or repurposed in a way that contributes positively to the neighborhood rather than attracting criminal mischief.

This matter is urgent, and the ongoing delay has resulted in tangible financial harm and reputational damage to our property and ownership. We respectfully request consideration of these long-standing concerns as the building owner appeals the decision regarding the billboard.

The 1605 building owner has had four years to address this issue. During that time, owner of the building billboard has done NOTHING to address this graffiti. The owner of the 1605 building / billboard on top of the building needs to be held accountable for his failure to remove the graffiti.

The City of St. Paul aggressively enforces its requirements for our building; ie. elevator inspections, snow removal, fire marshal / certificate of occupancy inspections, building permit inspections. We request equally aggressive enforcement of the City of St. Paul's signage ordinances for the 1605 University Ave. Building.

Sincerely,

Spruce Tree Centre LLP

Ownership and Management.

To: David Hoban, Deputy Director, Department of Safety and Inspections
Andrew Shanley, Investigative Commander for the St. Paul Police Western District
Mayor Carter, City of Saint Paul
Council President Noecker, Council President
Councilmember Bowie, Ward 1
Interim Councilmember Privratsky, Ward 4
Mike Koch and Jason Skar of MetroPlains Management, LLC
Mike Hahm, Project Advisor, United Village
Ken Vinje, Senior Property Manager, Kraus-Anderson Realty Company

From: Union Park District Council

Re: Graffiti on the side of 1605 University Avenue W and on billboards on top of 1605 University Avenue W

Graffiti on the side of 1605 University Avenue West and graffiti on the two (2) billboards on top of University West negatively impacts the attractiveness of the commercial corridor. It can be seen in Google Maps' photos (see Appendix #1) and is visible to potential visitors. According to Chapter 64 of the zoning code, "Unsightly signs must be repaired or removed within fifteen (15) days of notification." However, the Department of Safety and Inspections was notified of the graffiti in December 2024 (see Appendix #2 and the attached email chain). It is now August 2025. Due to Chapter 64 of the zoning code regarding signage and the negative impact the graffiti has on our commercial corridor, the unsightly billboards need to be repaired or removed, the graffiti on the wall needs to be removed, and we request the City provide our business community with weekly updates as to progress of remediation.

Recently we have noted a confusing development regarding the graffiti. Photographs taken August 6, 2025 show both billboards have had the graffiti on the advertising panels covered by black paint (see Appendix #3). While we acknowledge Mr. Hoban's August 7 communication to us explaining the vendors' work to remove the graffiti was "stopped due to the owners of the buildings . . . not wanting workers on their property and general interference with completing the work," we request that we be notified when the City notifies the signs' owners so we can inform the business community when the unsightly billboards will be repaired or removed.

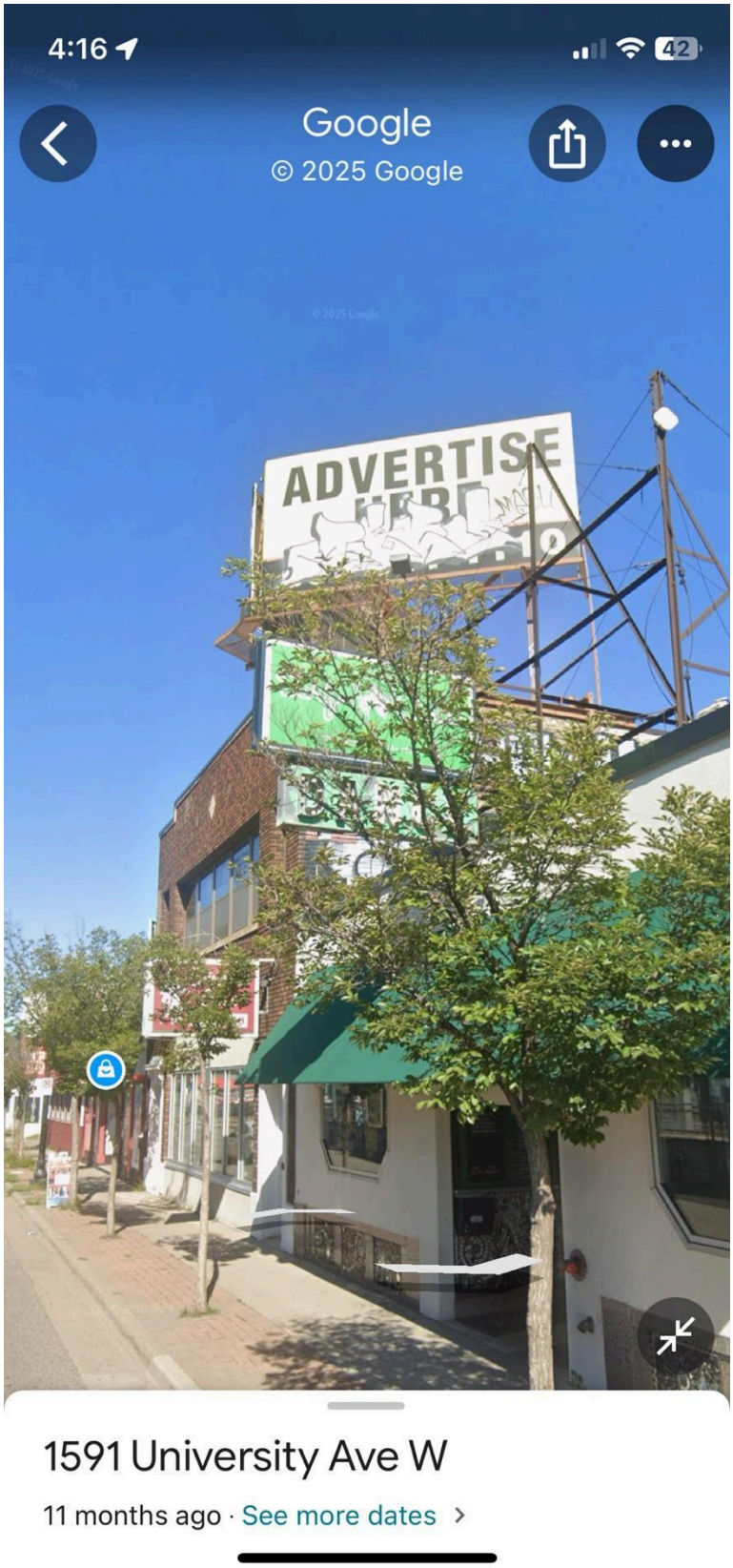
As our businesses compete with other businesses for customers and as Saint Paul competes with other cities for businesses, the timely removal of graffiti weighs heavily on the hope of growing our tax base. With "a concern for the visual environment which makes the city a more desirable place to live," we ask that a process evaluation be considered to discover improvements to secure the timeliness of removal in the future.

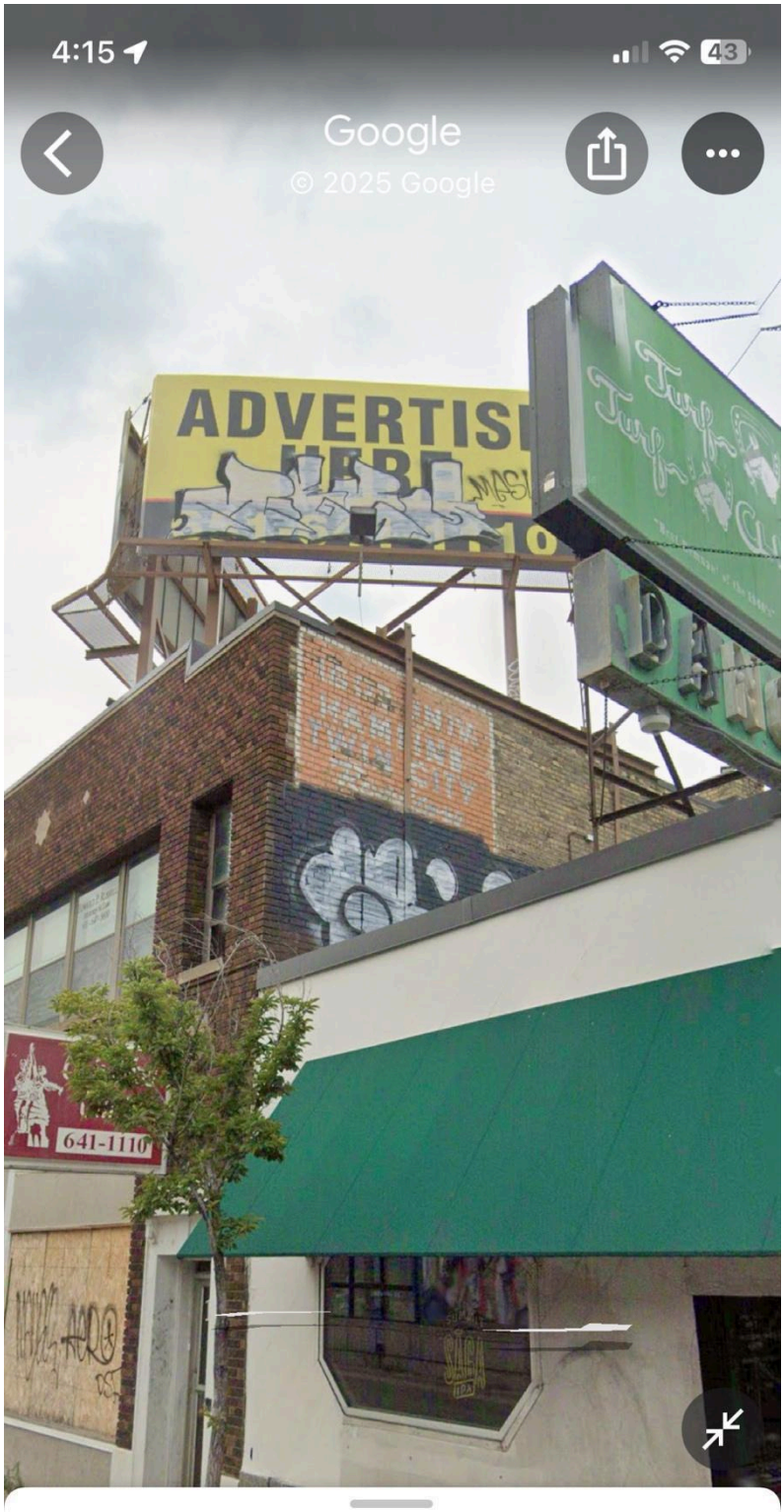
In order for Saint Paul to attract and sustain a robust business sector, there is a need to develop and implement communication and complaint resolution requirements for the Department of Safety and Inspections. We would be happy to provide one or more participants to a City task force to draft these requirements.

Sincerely,

Sarah Dvorak
Union Park District Council President

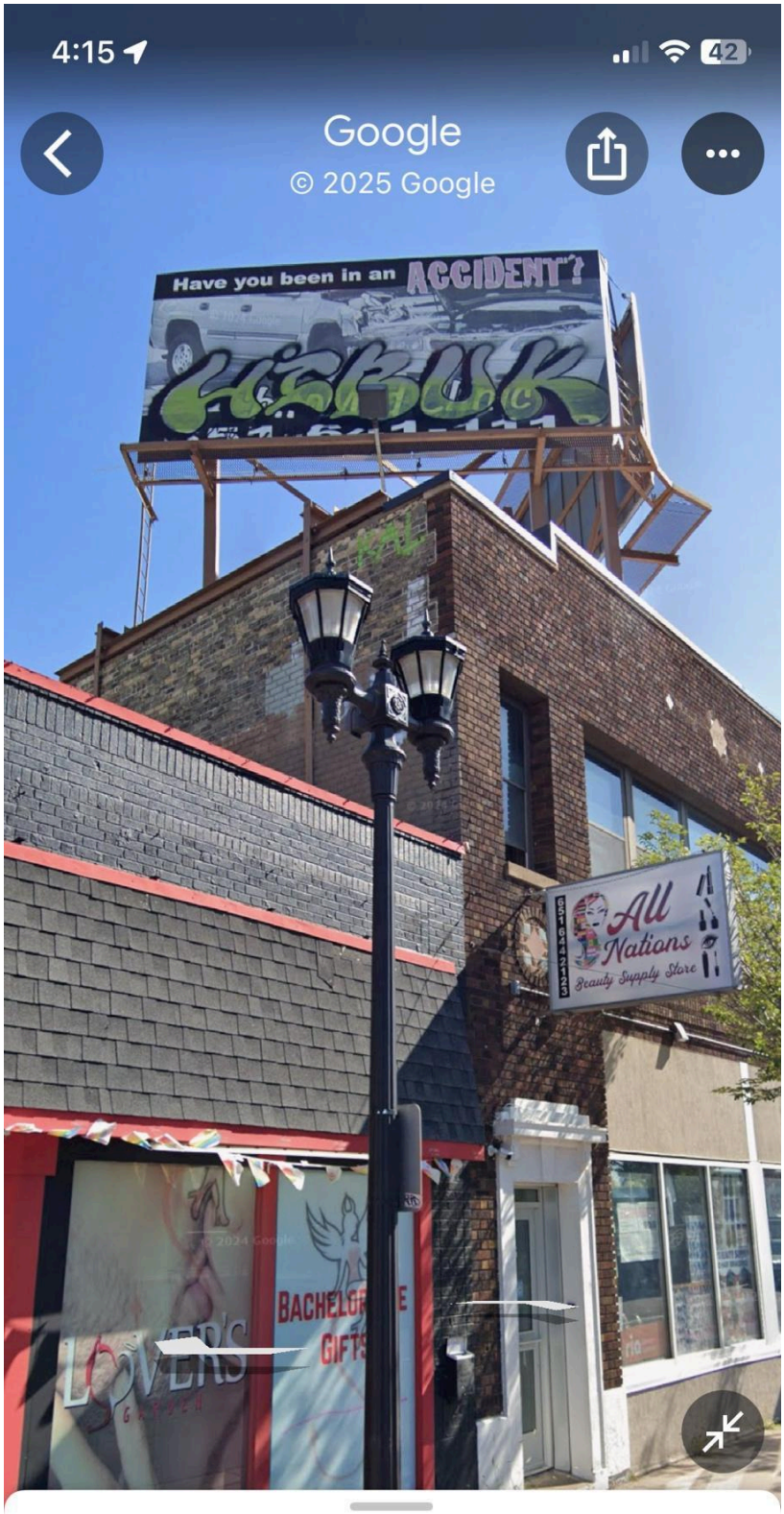
Appendix #1 – Photographs from Google Maps Streetview





1601 University Ave W

4 years ago · See more dates ›



1607 University Ave W

11 months ago · See more dates ›

Appendix #2

Summary of the attached emails:

Mike Koch and Jason Skar of MetroPlains Management, LLC (the building managers for the Spruce Tree Center) have repeatedly notified the Department of Safety and Inspections since December 2024. The Spruce Tree Center is currently at 55% occupancy and, despite the addition of the loon sculpture last year, they are having difficulty attracting new tenants and retaining current tenants due to the boarded up CVS and very large billboard-sized graffiti.

On June 10, 2025, Mr. Koch met with Andrew Shanley, Investigative Commander for the Police Department's Western District, and with Jenne Nelson, Ward 4 Interim Legislative Aide. A June 11, 2025 email from Mr. Koch stated:

> "Both of you offered to give DSI a 'nudge' concerning the graffiti on the 1605 University building as well as the graffiti on the bill board on the roof of the 1605 University building."

A June 12, 2025 email from Andrew Shanley, Investigative Commander for the Police Department's Western District to David Hoban, Deputy Director, City of St. Paul's Department of Safety and Inspections stated:

> "Any chance your department can follow-up with Parks and Recs to see where we stand with the below noted graffiti complaint? The building owner has made several inquiries through DSI to clean-up the graffiti. If there is anything you can do to elevate to the appropriate people, I'd appreciate it."

A June 12 email from Mr. Hoban to Commander Shanley stated:

> "First, acknowledging that this process has taken a long time, thank you for your patience and my apologies.
> We have been working with Parks and through the process to find a vendor that will be able to accomplish the work. The areas that need to be addressed are not in the usual line of work for graffiti removal performed by the city. They are large and in locations that are difficult to access for several reasons.
> That said, Parks has hired a vendor, and the PO has been issued. Currently Parks is working on coordinating timing with them and where this fits in with their scheduling and coordinating.
> I hope this helps and I am available for questions, so please feel free to contact me in the future."

A June 26 email from Mr. Koch to Mr. Hoban stated:

> "Since we are at the 2 week mark, since your e-mail, the ownership of 1600 Spruce Tree has asked to check in with you for an update; as to whether the vendor has coordinated and scheduled the work?
> We continue to be adversely impacted by this graffiti. For example, today our tenant Minnesota Council on Disability is having an event to open their new conference room. Several dignitaries will be attending including Minnesota Senator John Marty, Minnesota Secretary of State Steve Simon, Erica Rivers and Gaelyn Lea. When these folks arrive they will be greeted with the boarded up CVS Store and this very large billboard sized graffiti."

A July 8 email from Mr. Koch to Mr. Hoban stated:

> "We are now at July 8, almost a month, since your e-mail, the ownership of 1600 Spruce Tree has asked to check in with you for an update; as to whether the vendor has coordinated and scheduled the work?
> We continue to be adversely impacted by this graffiti."

A July 23 email from Ms. Nelson to Mr. Koch stated:

> "Checking in on this (and apologies so much time has passed)- have you heard anything back

from Deputy Director Hoban? If not, we will amplify."

A July 23 email from Mr. Koch to Ms. Nelson stated:

"Thanks for the follow up.
We have reached out twice since June 12, to Mr. Hoban as to scheduling for the removal of the graffiti and have not received a response from Mr. Hoban, as of today.
With the closing of the Cub Foods nearby, this issue is more important ever."

Appendix #3– Photographs of Black Painted Panels

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

August 22, 2025

Jay Cherner
1605 University Ave.
St. Paul, MN 55104

VIA EMAIL: chernerj@gmail.com

Re: Appeal for Property at 1603 1605 University

Dear Jay Cherner:

This is to confirm that at the Legislative Hearing on Tuesday, August 19, Legislative Hearing Officer Marcia Moermond recommended that the City Council g**rant to September 1, 2025 for compliance with the August 7 order.**

This matter will go before the City Council at Public Hearing on **Wednesday, August 27, 2025 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation you may:

-appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*)

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion.

After the August 27 Public Hearing, Ms. Moermond will review this case under a new resolution at a September 9 Legislative Hearing at 11:00 a.m. to determine if you have abated the nuisance(s) listed above on deadline. The City Council Public Hearing will be scheduled for Wednesday September 10, 2025 at 3:30 pm. in room 300 City Hall. You are welcome to attend any of these hearings. If you are contesting Ms. Moermond's recommendation from the September 9 Legislative Hearing, you may appear in person.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant
Sincerely,
/s/
Joanna Zimny

c: CE Supervisors
Leah Timberlake Sullivan, UPDC via email: leah@unionparkdc.org
Mike Morrow, CLUED, via email: mcemorrow@comcast.net

ChiroMed Clinic

Jay Y. Cherner, D.C., C.C.S.P.
Certified Chiropractic Sports Physician

Raisa Gringauz, M.D.
Diplomate American Board of Physical Medicine and Rehabilitation

Member American Association of Electrodiagnostic Medicine

August 23, 2025

Joanna Zimny
Legislative Hearing Executive Assistant
City of St. Paul
Office of City Council
310 City Hall
15 West Kellogg Blvd.
St. Paul, MN 55102-1615

RE: Appeal for Property at 1603-05 University

Dear Ms. Zimny,

This is to let you know that I am not going to attend Public Hearing on Wednesday, August 27, 2025 at 3:30 PM due to my work schedule. However, I wish to contest Ms. Moermond's recommendations for a number of reasons. Here are my reasons:

1. The City of St. Paul have NOT served me with a Notice prior to issue an EMERGENCY SUMMARY ABATEMENT ORDER.
2. The time frame to comply with such order is simply unrealistic. I am requesting the deadline to be 11/1/25.
3. The Order is punishing the Property Owner, but not the Police Department. It's Police Department direct responsibility to protect properties from crime, such as vandalism, graffiti, homelessness/drug abuse, etc. During my Appeal Hearing, I explained that as a business owner I have been dealing with crime I described above for the last 4 years (since riots). My building was damaged, including broken windows, doors, signs, walls, parking. The billboard was vandalized with graffiti. I paid for the majority of repairs, including new billboard screens, windows, doors, walls, signs, parking, etc. I installed the security cameras. But the billboards got vandalized again. I paid $2000 for the new screens and within 2 weeks it was vandalized again. Now, you are ordering me to spend another $3,000 to $5,000 (your estimate) to correct the billboard nuisance that I didn't create.

   I have been cleaning everything (trash, syringes, shit) around my buildings on a daily basis for the last 4 years. I made over 100 phone calls to 911 to remove homeless people from the doorsteps or parking lot. I will not even start to explain to you how

☐ 5355 PENN AVENUE SOUTH
MINNEAPOLIS, MN 55419
PHONE: 612-922-4649

☐ 1603 UNIVERSITY AVENUE WEST
ST. PAUL, MN 55104
PHONE: 651-641-1110 FAX: 651-344-0492

impossible it is to do business (attending patients) under these circumstances. For the last 4 years, I had a feeling that the City of St. Paul is trying to get rid of any businesses at University & Snelling for some reason. Just look at CVS pharmacy! It's not going to open up.

So, what I am trying to impress upon you is that unless you address the CAUSE OF THE PROBLEM and that is **prevention of vandalism and crime**, the issue is not going away. At the same time, I am not being naïve here and I don't expect you to give this Order to the Police Department to correct it. But at the same time, I refuse to be penalized for the problem I didn't create on the first place. Maybe, there is a legal solution to this problem, a Class Action from all business owners? I don't know. But I hope someone may have answers, City of St. Paul Mayor? State of Minnesota Governor? Media channels? I am not going to stop here until we have a solution.

Please let me know if you have any questions.

Sincerely,

Jay Cherner,
Property Owner

Cc: Mayor of St. Paul, Minnesota SOS and Governor, Fred Kuippers

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH RSA 25-5

File ID:	RLH RSA 25-5	**Type:**	Resolution LH Rent Stabilization Appeal	**Status:**	Agenda Ready
Version:	3	**Contact Number:**		**In Control:**	City Council
				File Created:	06/03/2025
File Name:	1430 YORK AVENUE, APT. 309.			**Final Action:**	

Title: Appeal of Soua Lee, tenant, to a Rent Stabilization Determination at 1430 YORK AVENUE, APT. 309.

Notes:

Agenda Date: 08/27/2025

Sponsors: Yang

Enactment Date:

Attachments: 1430 York Ave. Apt. 309 Appeal 5-30-25, 1430 York Ave Apt. 309- MNOI 6-11-25, 1430 York Ave. Apt. 309- Increase Form 5-7-25, 1430 York Ave. Apt. 309- Request for Exception Notice 5-12-25, 1430 York Ave. Apt. 309- Rent Roll 6-3-25, 1430 York Ave. Apt. 309- Garage 6-3-25, 1430 York Ave. Apt. 309- Kitchen Carpet Repair 6-3-25, 1430 York Ave. Apt. 309- Soua Lee Supplemental Appeal Letter 6-24-25, 1430 York Ave. Apt. 309- Amberwood Apartment Google review 6-25-25, 1430 York Ave Apt. 309-REVISED Soua Lee Letter 6-24-25, 1430 York Ave. Apt. 309- REVISED Krishan Jain Letter 6-24-25, 1430 York Ave. Apt 309. Soua Lee Testimony 8-19-25, 1430 York Ave Apt. 309- Email chain between Vang and Lee 8-19-25, 1430 York Ave Apt. 309- Email to Ms. Jain 8-20-25

Financials Included?:

Contact Name:

Hearing Date:

Entered by: janie.vang@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Rent Stabilization Appeal Hearings	07/31/2025	Referred	City Council	08/27/2025		

Action Text: Referred to the City Council due back on 8/27/2025

Notes: *Deny the appeal.*

Lynne Ferkinhoff, DSI-Rent Stabilization, appeared.
Demetrius Sass, DSI- Rent stabilization, appeared.
Soua Lee, the Tenant in Apartment 309, appeared.

(Marcia Moermond gives background of appeals)

Lynne Ferkinhoff: On May 7, 2025, the Department of Safety & Inspections received a self-certification application for an exception to the 3% rent increase cap per ordinance 193A. The application Includes three properties - 1430 and 1470 York Avenue, and 1485 7th Street East. This appeal is for a single residential rental unit - Apartment 309 - located at 1430 York Avenue. The intake form Is part of the record and Krishna Jain is listed as the applicant and owner of the building. The applicant represents KJ Management LLC.

The application does not include a specific proposed rent increase, but notes that expected increases will vary from 5% to 8%. The applicant indicated on the intake form that increases will apply to the entire building starting on August 1, 2025. The reasons for the increase listed in the application include:

An increase in real property taxes
An unavoidable increase in operating expenses
A capital improvement project
A pattern of recent rent increases

The application notes that rent is low in the buildings compared to the neighborhood and Saint Paul.

For self-certification, applicants are required to provide three pieces of financial information from the completed Maintenance of Net Operating Income worksheet, or "MNOI," to calculate the allowable rent increase percentage. The financial information originally submitted for 1430 York Avenue is different from the financial information provided for purposes of the appeal, as shown in the table below:

Financial Information Provided From MNOI

	Original Application (05/07/25)	Appeal MNOI (06/11/25) Corrected MNOI
Current Year Gross Scheduled Rental Income (GSRI)	$1,739,000.00	$1,836,480.00 $1,836,480.00
Fair Net Operating Income	$367,567.00	$539,093.78 $539,093.63
Missed Fair Revenue	$71,886.00	$97,854.78 $97,854.63
Allowable Rent Increase Percentage	5,00%	5.19% . 5.33%

Per the self-certification process:

The actual Allowable Rent Increase for the self-certification process may not exceed 8% and may be less than 8%, depending on the financial information that was submitted.

The rent increase exception was approved on May 12, 2025. An approval letter was emailed to the applicant. In the email with the attached approval letter, staff reminded the applicant to look at their MNOI for the allowed increase percentage. A notice was mailed to all residents of 1430 York Avenue, including the tenant who lives in Apartment 309 The last Fire Certificate of Occupancy inspection for 1430 York Avenue took place on November 3, 2023. The property was given a Class A rating. There are no known code violations for this property.

Marcia Moermond: I have a couple of questions. Is the 5% increase shown here based on the original numbers from the online application? If so, does that mean the application indicates they qualify for a 5% increase, or is that just what they requested? I also noticed the document says rent increases can range from 5% to 8%, yet this shows they are approved for only 5%. Can you clarify?

Demetrius Sass: Both figures came from the online application. In the additional information box, they stated they planned to increase rent by 5–8%, but the numbers they submitted only qualified for a 5% increase. Once the appeal began, the supporting documentation they provided calculated the increase at 5.33%.

Marcia Moermond: No one's rent is being increased by 6%, 7%, or 8%. The initial online application mentioned a potential 5–8% increase, but the numbers they submitted only qualified for 5%. When they later provided supporting documentation during the appeal, it calculated to 5.33%, so they are

only approved for roughly 5%.

Demetrius Sass: The online application mentioned a possible 5–8% rent increase, but the numbers submitted only supported a 5% increase. During the appeal, the additional documentation calculated the increase at 5.33%.

Soua Lee: May I say something?

Marcia Moermond: Yes.

Soua Lee: It says 5 to 8%, but the letter we received says 3 to 8%. I'm not sure if something changed or if there's an error.

Demetrius Sass: The self-certification process allows landlords to increase rent between 3% and 8%. A 3% increase is automatically allowed, and any increase within the 3–8% range can go through self-certification. Anything above 8% requires a more thorough review. The letter you received simply indicates that the landlord went through self-certification and that the increase could fall within that range. Now that we have their actual numbers, we know the top of their range is about 5.3%.

Marcia Moermond: They can increase the rent from zero to 5%. That's it.

Soua Lee: OK.

Marcia Moermond: Please tell me your current rent and what the landlord wants to increase it to.

Soua Lee: They haven't told me what the new rent will be because I'm on a contract. I won't know what they want it to be until next yearMarcia Moermond: OK. What do you pay now?

Soua Lee: I believe it's close to almost $800 for one person.

Marcia Moermond: Do you pay for any utilities yourself, like electricity or anything else?

Soua Lee: Yes, we pay for electric, cable, and phone, but not for any other utilities.

Marcia Moermond: Ok, that helps me understand. So, you got the notice that the rent could be increasing, and you're appealing it. I saw a few arguments you were considering; can you tell me a bit more about them?

Soua Lee: Let's focus on the numbers because, while I believe many of the points I raised should be considered, I also spoke with a couple of attorneys who said that, ultimately, decisions tend to come down to the definition of a reasonable return on investment. I really think there should be more to it than just that, though. For example, I looked closely at the operating expense sheet and noticed that garbage and recycling costs increased significantly, from about $51,830 in 2019 to 2024. I questioned this a lot because, at our apartment, anyone can dump trash in the dumpster without oversight. Maybe they don't dump it in the day, but at night, no one is watching, so people, possibly even outsiders or relatives, can throw trash in without anyone checking or questioning them. Because of that, I really believe the garbage and recycling numbers may not be accurate or truly reflect just the tenants' usage. So, if there's going to be an increase, the landlord should have to prove that the added costs are legitimate. For instance, they might need to build a fence around the dumpster and give tenants codes to access it, ensuring only authorized people are dumping trash. Right now, though, we don't know how much of that trash is from outsiders, maybe 30% or more, and that percentage could make a big difference in calculating the actual increase. If the numbers were lower, then the rent increase could also be less than what's being proposed. That's why I feel these numbers aren't fully accurate, because I've personally seen outsiders dump trash without any consequences or oversight.

Marcia Moermond: What else can you tell me?

Soua Lee: Yes, I also noticed they spent a lot on advertising, around $20,000. While that might not seem like a huge amount, it's a big increase compared to what they spent in 2019. I feel like they haven't really reduced costs there, especially since their reviews are terrible. I've lived here over four years, always paid rent on time, and I agree with what some reviewers say, the landlord mostly just cares about collecting rent and not much else. For example, I asked them to fix my carpet, and it took over six months before anyone came. When the maintenance guy finally showed up, all he did was cut out a part of the old carpet and glue it down, something I could have done myself. It didn't make

sense. The carpet was a real hazard, especially near the kitchen, with spikes sticking out from where the carpet was supposed to be secured. I had to live with that danger for months. I was really hoping for a professional repair after such a long wait, but that didn't happen. As a long-term resident, I feel very disappointed and like I'm being treated poorly.

Marcia Moermond: Ok.

Soua Lee: There's one more thing I wanted to question but didn't include earlier—the water bill. It has increased by about $43,369 over roughly five years, from 2018 to 2024. I have a lot of questions about this. For example, how do we know there isn't a leak on the landlord's side? If they're not fixing a broken pipe and the water is running constantly, then they might just be using the high water bill as a reason to increase rent. Similarly to the trash situation, how do we know the water usage is all from the tenants? Just like anyone can dump trash in the dumpsters, leaks or other issues could inflate the water bill unfairly. Because of this, I believe the numbers we're seeing may not be entirely accurate.

Marcia Moermond: OK, do you have another one?

Soua Lee: Yes. Most of the important concerns I included in the letter, but I also want to address the real property tax. The landlord used it as part of their justification for the increase, but I don't believe some of their claims are strong or valid. Regarding the real property tax, it increased by about $41,553 over five years since the base year of 2019. That's roughly a 15% increase over that period, which averages to about 3% per year. Since property taxes usually rise between 2% and 4% annually, this increase seems reasonable to me. Because it's reasonable, I don't think it's a valid point to complain about. That's why I mentioned it in the letter but didn't press it as a major issue.

Marcia Moermond: I have a couple of statements from you, and I want to make sure I've heard everything you wanted to say. Going back to the letter you wrote to me, you initially mentioned not having the numbers to fully examine the situation. Now that you have those, you've been able to add to your statement. You also brought up the point about being a single person in the unit, as opposed to two or more people, which could affect the rent amount. However, I believe the key issue here is wear and tear on the unit. When you rent, there is an expectation of some wear and tear, presumably more so with multiple occupants. That said, these matters are typically addressed in the private lease agreement you have with the landlord. It's a contractual issue and not something I can intervene in. So, the number of occupants in the unit is outside of my jurisdiction. You also mentioned the building's age and concerns about the carpet. You just mentioned the carpets not being in the best condition, especially the damage between your kitchen and the next room, which took quite a while to get repaired.

Soua Lee: Yes, that's correct. May I add one more thing? I don't believe they have taken care of the building as well as they could. While it's not inside my unit, the hallways are in poor condition. There's water damage on the ceilings everywhere, and it looks really bad. It seems like they don't properly maintain it. There's also a gas smell that lingers, which is unpleasant. The handrails in the hallways are shaky and look unsafe, some seem barely held together by a single screw, like a quick, cheap fix. Overall, things are old and poorly maintained. This has been an ongoing issue since I moved in, and I wanted to bring it up because it reflects the general neglect of the building's upkeep.

Marcia Moermond: Sure, got it. You are a good tenant and don't ask a lot from them. Inflation and wages not keeping pace with inflation is a real issue. Regarding the advertising expense, I consider that a regular business cost, part of operating the property. I'm not really in a position to dispute whether they spend $5,000 or $25,000 on advertising; that's their business model. It's not the city's role to regulate how much they allocate for that. Looking at the property tax numbers, I agree they've been steadily increasing over the years. The overall increase seems reasonable and aligns with expectations, so it is a valid factor here. Mr. Sass, could you provide more details on the property tax increase from 2019 to 2024? Specifically, how much has it increased and how that justifies the rent adjustment?

Demetrius Sass: When you break it down, just the property tax alone increased by about $40,000, while their total operating expenses increased by roughly $300,000 between those two years.

Marcia Moermond: So that definitely adds up.

Demetrius Sass: That's roughly one-sixth of the total increase.

Marcia Moermond: Okay, then there's water and garbage. Each has a slightly different set of issues.

Starting with garbage, yes, illegal dumping does happen. In some areas of Saint Paul, it's worse than in others. There's actually been some improvement over time because the city changed its bulk-item disposal rules. In the past, single-family homes could only dispose of two or three bulky items a year, like an old couch or refrigerator. Now, they can dispose of one bulky item per month. That change has reduced some of the illegal dumping we used to see. Still, most property owners, including your landlord, probably experience some dumping. For smaller property owners, it can be frustrating, if someone throws a tire in your yard, it's your responsibility to remove it or the city will charge you for cleanup. It's simply part of the cost of doing business as a property owner. When it comes to garbage service at apartments, it's difficult to track usage by tenants. You can't realistically divide costs based on who had two small bags and who had six bags. Some landlords have tried locking dumpster areas to reduce outside dumping. I've seen some success with that, but it's challenging. People often leave garbage outside the locked area or toss it over the fence. In higher-traffic areas, like University Avenue, there's a lot more dumping pressure, so landlords and tenants may work together to secure the dumpsters. In lower-traffic neighborhoods, like yours, the risk is lower, and landlords are often less strict about locking garbage areas. I've heard about leaks, and I'm sure they do happen and can increase the water bill. A common example is a toilet that keeps running until you jiggle the handle. When you replace the parts in the tank, it closes properly on its own. But while it's running, hundreds or even thousands of gallons of water can be wasted, driving up the bill. Over time, these kinds of issues happen in any building. I don't know how often the landlord checks for these kinds of problems. Personally, in my own home, if I notice a running toilet, I'll just go to the hardware store and fix it. But in a rental property, the landlord may not notice right away, and that can lead to water waste. Is this a normal cost of doing business for a landlord? Yes, it is. How well they manage their property, like how often they inspect and maintain plumbing—will affect how much those water costs run up. But I can't dictate how often they need to check for leaks or tell them how to deploy their staff. Water bills also affect rent, and there are a few things going on there. The cost of water itself has gone up, which contributes to higher bills. Have either of you had any experience with this?

Demetrius Sass: The cost of utilities is almost always a factor in these applications. Typically, the rising costs we see are for gas or electricity, but water can also be a factor. The cost of water itself has been increasing, and that contributes to the overall operating expenses.

Marcia Moermond: Over time, water costs have risen more than some other utilities because the city has been doing a lot of infrastructure work, which gets reflected in the rates.

Soua Lee: I'd like to add a few thoughts. I will respectfully disagree with some of the points made. My view is that if the landlord is going to include certain costs in their claim, tenants should have the right to object if we believe those costs are unreasonable. For example, with the advertising expense, I know the city can't control or micromanage how much a landlord spends. But when I see them spending 18 times more than before on advertising, it raises questions. There's no reason to spend that much on marketing a property that is truly in great condition. Looking at the tenant reviews online reflects the reality, if the property was well-maintained and desirable, those reviews would likely look different. Even if we can't control their spending, it still shows a failure to manage costs responsibly. Regarding water and trash, my concern is about prevention. If the landlord isn't taking any steps to prevent outside people from using the dumpsters, that shows negligence. They're essentially allowing anyone to throw trash in there, and then tenants end up paying for it. It's the same with water, if leaks or maintenance issues aren't being addressed, that added cost eventually falls on tenants.

Marcia Moermond: I think negligence is a very strong word to use here. I understand the concern, but that term carries a significant weight.

Soua Lee: It's kind of like a failure to take simple steps, like putting a fence around the dumpster area to ensure only tenants are using it.

Marcia Moermond: Have you suggested that?

Soua Lee: I would think that anyone managing an apartment building should be aware that people can just come and dump trash in the dumpsters without permission.

Marcia Moermond: I heard where you are coming from.

Soua Lee: It feels like, if the landlord hasn't taken steps to prevent issues like unauthorized trash dumping, we should challenge those expenses if they appear on the cost worksheet. Regarding the water bill, it has increased significantly, possibly partly due to rising utility rates. However, I'm suspicious because for over four years before, we didn't get any notices about high water usage or

pipe inspections. Recently, we've been getting many notices and inspections, but they never find any problems. This makes me feel like the landlord is just looking for reasons to raise rent without solid evidence. We don't know if there's a slow leak somewhere, or if the problem might be on the landlord's side, like a forgotten running tap in a laundry area. Ultimately, it feels like a guess, and we don't have enough information to know if tenants are truly responsible for the high-water bills.

Marcia Moermond: Here's where I'm coming from, what you're describing relates to how the landlord chooses to operate their business. That's different from me reviewing their financials and deciding whether their expenses justify a rent increase. If I were to do that, I'd be telling them how to run their business, which isn't my role. As a tenant, you evaluate how the landlord manages their property and decide whether you want to rent from them based on that. You might think, "I don't like how they run things, so I won't pay $1,300 a month," or "I'm okay with it, so I'll accept the rent." Looking at the numbers, advertising, water, garbage, they don't seem extraordinary. The points you're making don't convince me that these expenses are unreasonable. Even if some of your concerns are valid, the amounts involved are small relative to a rent increase of 5%. I appreciate your input, but I need to wrap up now.

Soua Lee: Can I say one thing? The water issue is something I only brought up because you kept asking if there was anything else I wanted to mention. I didn't include the water concerns in my formal letter because I feel like the water bill increase might actually be the tenant's responsibility.

Marcia Moermond: I understand where you're coming from, and your concerns are valid. The water issue is part of your argument, and it's not a bad example. However, it's not something I can evaluate in detail, just like I can't verify how many people live in a unit or whether wages keep pace with inflation. I have a specific list of criteria I can review to determine if a rent increase is justified, and the landlord has met those requirements on paper. That said, if you have concerns about the condition of the building, like the carpeting or the walls, that affect livability, those are valid. Especially with carpeting, if the landlord isn't maintaining it, you can contact the city for an inspection. The city can then order the landlord to make necessary repairs if they're not responsive. If you want to report issues like that, the number to call is 651-266-8989. I hear you as a person sharing your experience, but I have to follow clear rules and guidelines when reviewing these cases. From a business standpoint, the landlord is within their rights here. Unfortunately, that means I don't have a better answer for you today. My recommendation would be to deny the appeal, which means the rent increase of up to 5.33% they're approved for would stand, and not higher.

Soua Lee: Okay, I really feel that the denial isn't fair, especially since the other side isn't even present.

Marcia Moermond: The other party is here. You appealed the decision made by DSI when they reviewed the materials for the rent increase. So, you are not appealing the landlord directly; you are appealing DSI's decision. They approved the rent increase, which is why they are involved.

Soua Lee: I have one question: What happens with my carpet complaint? Does it actually get addressed, or is it just dismissed and denied?

Marcia Moermond: Regarding the carpet complaint, I see it as an issue that could have been handled more quickly. My bigger concern is that during the last top-to-bottom inspection of their building, they received A for safety and maintenance notice. So, if issues like this come up and they're not being addressed, that's a problem. I understand that you want this issue addressed sooner, and I'm sorry it hasn't been. One option is to call the city and request an inspection. If the inspector finds a problem, they can issue an order with a stricter timeline than what you've been given. However, I can't say that the rent increase should be denied solely because of this repair.

Soua Lee: Ok.

Demetrius Sass: Additionally, when it comes to filing complaints, those are handled by another part of the department, not Rent Stabilization. Complaints are reviewed during the application process. If there are multiple safety concerns on record, that will be considered when we review the landlord's application. Depending on the severity, the application could be delayed until the issues are corrected or even denied. However, if complaints aren't reported to the city, we don't have any record of them and can't take them into account. For example, issues like carpet problems or unsafe railings need to be reported. When the landlord applies, we can then see if there are open safety complaints, say six, for instance; and check what steps are being taken to address them before approving the application.

Marcia Moermond: I'd like to add one more point: not all code violations are the same. For example, a

tear in the carpet is considered a lower-level violation, whereas something like non-working smoke or carbon monoxide detectors is much more serious. That's why a property can still receive an 'A' grade. It doesn't mean there are no problems; it means the issues found were relatively minor, and the owner was given a list of items to fix. When you mention something like a loose railing, that concerns me more because it's a safety issue. That type of violation would count more heavily against the property, though the landlord is given an opportunity to correct it. Everyone is given a chance to correct issues, and that might help explain how the property still received an 'A' grade. I do need to wrap up now, but you're welcome to reply to the email Ms. Vang sends out. Again, I'm sorry I couldn't give you the outcome you were hoping for today.

Soua Lee: Thank you for the opportunity to meet today. I appreciate your time and understanding.

Marcia Moermond: I'm glad you cared enough to come and talk about these issues. It's really important for people to speak up and share their concerns.

Soua Lee: I honestly don't believe they deserve to get this rent increase, and that's why I'm here. I'm not here just to argue over a 3–6% increase, it's not going to ruin me financially; but I truly don't think they've earned it. If they had done everything right, such as keeping up with things like the parking lot and other maintenance, I might feel differently. If the property were truly safe and well-maintained, if management were consistently on top of things; I wouldn't be here. I wouldn't challenge the increase; I would agree they'd earned it. But I genuinely don't believe they deserve it, so I chose to appeal.

Marcia Moermond: Sounds good, thank you. I appreciate it.

Soua Lee: Thank you.

Text of Legislative File RLH RSA 25-5

Appeal of Soua Lee, tenant, to a Rent Stabilization Determination at 1430 YORK AVENUE, APT. 309.

WHEREAS, in the matter of Soua Lee, tenant, to a Rent Stabilization Determination at 1430 YORK AVENUE, APT. 309, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant;

WHEREAS, the Legislative Hearing Officer recommends denying the appeal; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

RSA 255

APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

RECEIVED
MAY 30 2025
CITY CLERK

Saint Paul City Council – Rent Stabilization
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, MN 55102
651-266-8568

We need the following to process your appeal:

- ✓ $25 filing fee (non-refundable (payable to the City of Saint Paul) 784279
- ✓ Copy of the Department of Safety & Inspections Determination Letter
- ✓ Attachments you may wish to include
- ✓ This appeal form completed
- ✓ Walk-In ___ Email ___ US Mail

HEARING DATE & TIME
(provided by Rent Stabilization Appeals Staff)

DATE: Thursday June 26, 2025

TIME: 2:00 p.m.

LOCATION OF HEARING:
Room 330 Saint Paul City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

Address Being Appealed:

1430 York Ave APT 309 — Number & Street & Unit Number (if appliable)
Saint Paul MN — City & State
55106 — Zip Code

Appellant:

Sova Lee — Appellant Name
LeeXMN89@Hotmail.COM — Email
612-417-9998 — Preferred Phone Number
Alternate Phone Number
5-30-2025 — Signature & Today's Date
Tenant — Is Appellant: Property Owner/ Manager *OR* Tenant ?

Property Owner (if other than appellant):

Property Owner Name
Email
Preferred Phone Number
Alternate Phone Number

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

I am appealing the increase exception to the 3% Limit. Please see attachments for explanation.

Overview

Rent Stabilization Appeal Hearings provide the forum for reviewing appeals of **Department of Safety & Inspections** (DSI) determinations on applications for an exception to the City's 3% rent increase cap. The hearing offers landlords, tenants, and other interested parties the opportunity to appeal and testify about the determination on these applications. The hearings are conducted by the Hearing Officer who makes a recommendation to the City Council. The Hearing Officer may recommend that the City Council reverse, approve, or approve in part, DSI's determination. Appellants not satisfied with the recommendation of the Hearing Officer also have the opportunity to be heard before the City Council if they wish to appeal further.

Filing an Appeal for Rent Stabilization Determination

Appeals ***must be filed no later than 45 days after the date of the determination*** of the Department of Safety & Inspection (DSI) on the application for an exception to the City's 3% rent increase cap.

In Person Appeals: fill out the appeal form in our office at the City Hall/Courthouse 15 Kellogg Blvd. West, Room 310 Monday through Friday between 8 a.m. and 4:30 p.m.

***Emailed*:** download an appeal form below, complete it and email to **rentappeals@ci.stpaul.mn.us**, along with a copy of the DSI Determination, and any evidence you would like the hearing officer to consider. You will need to mail the $25 filing fee separately (Check should be made to: City of Saint Paul) to:

Rent Stabilization Appeals
310 City Hall 15 Kellogg Blvd. West
Saint Paul, MN 55102

***U.S. Mail Appeals*:** download an appeal form below OR contact our office and we will mail a form. Complete it and send it to the above address with the $25 filing fee and any evidence you would like the hearing officer to consider.

Scheduling Your Appeal Hearing

Hearings are scheduled during the ***2nd and 4th week of the month***.

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted.

What to Expect at the Hearing

For each appeal, City Staff will give a report and appellants will be given time to present information, testimony, or other documents. The Hearing Officer will consider these items to develop a recommendation for Council. The hearings are informal, but it is still expected that cell phones be turned off and both City staff and appellants will address one another respectfully. Please email **rentappeals@ci.stpaul.mn.us** or call **651-266-8568** with questions about the application or appeal process.

***** If you need an *interpreter* for your hearing, please call 651-266-8568 to arrange. *****

Request for exception to 3% cap – notice of department determination through self-certification

5/12/2025

On 5/7/2025, your landlord applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City.

However, this is not a Final Determination and rent cannot be increased in the next 45 days.

El día 5/7/2025, el dueño de su vivienda solicitó una excepción al límite del 3% de aumento del alquiler según el Capítulo 193A del Código Legislativo de Saint Paul. Se ha **concedido** la aprobación del Departamento para la excepción mediante el proceso de autocertifi cación proporcionado por la Ciudad. Sin embargo, esta no es una resolución defi nitiva y no se puede aumentar el alquiler en los próximos 45 días.

Taariikhdu markay ahayd 5/7/2025, Mulkiilaha gurigaagu wuxuu dalbaday ka reebis 3% ee kirada kor loogu qaadayo cutubka 193A ee xeerka sharci dejinta ee Saint Paul. **Oggolaanshaha** waaxdu marka laga reebo waxa lagu ogolaaday habka is-aqoonsiga ee ay bixiso Magaaladu.

Si kastaba ha ahaatee, tani maaha go'aan kama dambays ah oo kirada lama kordhin karo 45ka maalmood ee soo socda.

Tshooj natwm ko nga ture ture a Saint Paul 3% mo te pikinga o te riihi ka werohia i te 5/7/2025, los ntawm koj tus tswv tsev. Los ntawm cov txheej txheem kev lees paub tus kheej uas **muaj los ntawm** Lub Nroog, lub tuam tsev tau raug muab tshem tawm rau qhov kev zam.

Tab sis vim qhov no tsis yog qhov kev txiav txim zaum kawg, tus nqi xauj tsev tsis tuaj yeem nce hauv 45 hnub tom ntej.

လ၊ 5/12/2025 နဟဲဉ်/ဟီဉ်ခိဉ်ကစ်၊ စူးကါဝဲလ၊တ၊် ကွ၊်ကဟ်ကွံာ်ဆူ 3% cap လ၊တ၊်ဟ့ဉ်အလဲအါထီဉ် ဖဲလ၊တ၊်အဆ၊ဒိဉ် 193A Saint Paul's တ၊်သိဉ်တ၊်သီ အသီအဃိလီ၊. ဝဲကျိ၊တ၊်အဲဉ်လီ၊တူ၊်လာ် လ၊တ၊်ကွ၊်ကဟ်ကွံာ်အဂီ၊ **ဟ့ဉ်လီ၊ဟ်စ၊၊** ခီဖျိ ဘီးဘဉ်သ့ဉ်ညါအတ၊်ကစ်၊တ၊်မ၊ အကျဲ ဟ့ဉ်လီ၊လ၊ခ့၊်နှဉ်လီ၊.
ဘဉ်ဆဉ် သနာ်က့, တ၊်အံ၊တမ့၊် လ၊ခံကတ၊်၊တ၊်မ၊လီ၊တာ်၊တ၊် ဒီး တ၊်ဟ့ဉ် အလဲတအါထီဉ် ဖဲဆူညါ 45သီအတီ၊်ပူနှဉ်လီ၊.

You have the right to appeal this determination to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, phone: 651-266-8568 and must be filed within 45 days of notice. If there is no appeal within the next 45 days, the determination will be considered final, and your landlord may proceed with the rent increase between 3% and 8% as approved by the Department.

A full translation of the notice is available upon request from the City. If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Usted tiene derecho de interponer un recurso de apelación respecto de esta resolución ante el funcionario encargado de las audiencias legislativas. Las solicitudes para las apelaciones pueden obtenerse en la oficina del Secretario Municipal, 310 City Hall, Tribunal de la ciudad/condado, 15 W Kellogg Blvd, Saint Paul MN 55102, teléfono: 651-266-8568, y debe presentarse dentro de los 45 días posteriores a la notificación.Si no se presentara ninguna apelación dentro de los siguientes 45 días, la resolución será considerada como definitiva y el dueño podrá proceder al aumento del alquiler entre el 3% y el 8%, según lo aprobado por el Departamento.

Puede solicitar a la ciudad una traducción completa de la notificación. Si tiene preguntas, comuníquese con el Grupo de Trabajo de Estabilización del Alquiler mediante la dirección de correo electrónico que se menciona a continuación.

Waxaad xaq u leedahay inaad racfaan ka qaadato go'aankan iyadoo aad u gudbinaysid Sargaalka Dhegaysiga Sharcidejinta. Rafcaannada waa in ay qoraal ahaadaan oo loo geeyaa Karraaniga Magaalada ugu dambayn 45 maalmood laga bilaabo taariikhda ogeysiiska ku qoran. Codsiyada rafcaanka waxaa laga heli karaa Xafiiska Karaaniga Magaalada, 310 Hall City, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, Telefoon: 651-266-8568. Haddii aanu jirin racfaan 45 maalmood gudahooda, go'aanka waxa loo tixgalin doonaa kama dambeys, mulkiilahaagu waxa laga yaabaa inuu ijaarka ku kordhiyo 3% illaa 8% sida ay ogolaaday Waaxdu.

Haddii aad wax su'aalo ah qabtid, fadlan la xiriir Kooxda Shaqaalaynta Xakameynta Ijaarka adigoo isticmaalaya ciwaanka emailka hoose.

Koj raug tso cai los tawm tsam qhov kev txiav txim siab no ua ntej tus tub ceev xwm lub rooj sib hais. Cov ntawv thov rov hais dua muaj nyob ntawm Lub Nroog Tus Cwj Pwm Lub Chaw Haujlwm, 310 Lub Nroog Hall, Lub Nroog / Lub Nroog Lub Tsev Hais Plaub, 15 W Kellogg Blvd, Saint Paul, MN 55102, xov tooj: 651-266-8568, thiab yuav tsum xa tuaj hauv 45 hnub ntawm kev ceeb toom. Yog tias tsis muaj kev thov rov hais dua hauv 45 hnub tom ntej no, qhov kev txiav txim siab yuav raug suav tias yog qhov kawg, thiab koj tus tswv tsev tuaj yeem txuas ntxiv mus nrog Lub Tsev Haujlwm pom zoo cov nqi xauj tsev nce ntawm 3% thiab 8%.

Lub Nroog tuaj yeem muab kev txhais lus ua tiav rau koj raws li qhov kev thov. Thov hu rau Rent Stabilization Workgroup ntawm email chaw nyob hauv qab no yog tias koj muaj lus nug.

နှုန်အိုဉ်ဒီး တါ်ပတံဃုကညး တါ်မၤလီၤတါ်တါ် ဆူ ဝ့်တါ်ဒုးအိဉ်ထိဉ်တါ်သိဉ်တါ်သီတါ်စံဉ်ညီဉ်ပုၤခီဉ်ပုၤန်သ့နှါ်လီၤ. လံာ်ပတံထိဉ်တါ်လၢပတံဃုကညးတါ်အံၤကဒိးနှဉ်သ့ဖဲ City Clerk ဝဲၤဒၢး, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, Phone: 651-266-8568 ဒီး ကဘဉ်ထၢနှဉ်မၤပဲၤလၢ 45သီ အတိၤ်ပုၤ နှဉ်လီၤ. မ့မ့်တါ်ပတံဃုကညး တအိဉ်လၢ45 သီ အတိၤ်ပူၤဘဉ်ဒီး တါ်မၤလီၤတါ်တါ်နှဉ် ကပာ်ကွံာ်လီၤတါ် လၢခံကတၢ်ဒီး နှ[illegible] ဒီးဆူညါ ဃုာ်ဒီး တါ်ဟူဉ်အလဲအါထိဉ် 3% ဒီး 8% ဒဲသိး တါ်အဲဉ်လီၤတူဉ်လာ်လၢဝဲၤကျိၤနှဉ်လီၤ.

တါ်ကွဲးကျိာ်ထံကှၤတါ်လၢ လံာ်ဘိၤဘဉ်သူဉ်ညါအဂိၢ် မၤနှဉ်အီၤသ့ ဖဲတါ်ဃုကညးဒီဖျိလၢ ဝ့်အအိဉ်နှဉ်လီၤ. နမ့်အိဉ်ဒီး တါ်သံကွါ်တခါခါ ဆ Stabilization Workgroup လၢအဖီလာ်သ့နှါ်လီၤ.

SAINT PAUL
SAFETY & INSPECTIONS

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

Resident
1430 York Ave Apt 309
Saint Paul, MN 55106-4397

Rent Stabilization Workgroup/ Grupo de Trabajo de Estabilización del Alquiler/ Qeybta Xakameynta Ijaarka/

Rent-Stabilization@ci.stpaul.mn.us
651-266-8553

SC 01/2023

Dear Hearing Officer,

I recently receive a notice in my mail that my landlord or property management has apply for a rent increase (originally cap at 3%) exception and this is my supplemental letter to appeal the rent increase by my landlord or property management. This is referring to the 12 months contract rental increase limit cap that was approve and went into effect in May 2022.

There are several reasons why I oppose the landlord or property management rent increase exception application or request. I know these reasons are not base on the apartment's financial reports and since I am not able to obtain the apartment's financial reports (they are not public) then there is no way to examine and challenge it from a financial perspective (like doing or repeating maintenance that was not necessary or unreasonable hiring of extra staff etc.).

I am asking for you to at least please hear me out and consider these reasons as well or send it to someone who can. The first reason is that this apartment is an older building (so meaning it's not like we are living in some brand new build apartment complex). The apartment carpets (the hallways, entrance and in my unit) has been the same since I started renting here (4+ years ago) and there is a lot of crime in our apartment parking lot as well (such as car break in over and over again) and there has not really been any 'improvement' to apartment security (my car and garage has been broken into also while renting here so I have been a victim of it as well).

Second reason is that I am a single person occupying the apartment rental unit so typically if you are just one person you get charge almost the same as having two people on the lease or rental agreement (this means two people can split the rent but a single person cannot) so I believe this is already unfair by design and it makes it hard on me already. I do not have a significant other as of right now but I do hope to have one in the future.

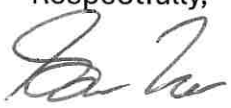
Third reason is because I am a good tenant who has been at this apartment for a long time (4+ years) and has always paid my rent on time. I do not ask much from the property management unless it is absolutely needed. I also barely ever request maintenance either and I remember the one time I did request maintenance for a 'small' carpet repair it was hold off for I believe longer than six months (meaning apartment maintenance did not fix it in a timely manner). Also, the work they did to fix the small carpet repair was really cheap as well (such as just glueing down a carpet cut from another piece where the color does not even match either). My garage was broken into from the inside recently (I do have the police report number if needed) and when they repair it, they just hammer in a wooden plywood board (does not even blend in or match either) which did not even fully cover the

damage openings. My point here is that the carpet and garage repair are cheap fix so therefore this is another reason why my rent increase should not go above the 3% limit.

The number four reason to also take into consideration is inflation (items and food cost) and job pay raise (if you are lucky you will get a average small raise like 0.35-80 cents increase in pay per year and if you ask about it too much or you want a higher raise then you might just get replace with a cheaper worker who can do your job for less). Some of my friends have told me that their rent had increase a lot but their pay at their job has not (Think of it like how can the rent increase by like 20% when the tenants do not even get a pay raise increase of 20%... make it make sense?). It used to be that landlords can just increase your rent as much as they want while the tenant cannot just increase their pay as much as they want (average pay raise are only like 3-4% or 0.35 to .80 cents per year if you even get one) so government oversight, regulation and rent cap is very much needed in this sector or area (plus saint paul has originally voted to have a rent increase limit in the first place because it represents the best interest of the residents and/or renters in saint paul right?). This is one of the main reasons I feel that any increase above 3% is not justified.

Now in conclusion I am asking that the rent increase limit be kept at the current 3% rate for the reasons listed so I am oppose to any rent increase above the 3% rate.

Respectfully,



Soua Lee

VIII. Income and Operating Expense Worksheet

Annual Total		
(Insert Base and Current Years)	**Base Year (2019)****	**Current Year (2024)**
Rental Income	$	$
1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.	$ 1,593,540	$ 1,836,480
2. Portion Attributable to Vacancy	$	$
Fees (indicate what fee is for):		
3. Late fees	$ 7,236.00	$ 9,773.00
4. List fees, other than utilities, collected for services & amenities not included in rent	$	$
5. Application fees	$ 1,890.00	$ 7,344.00
6.	$	$
7.	$	$
Other Income (list separately by type)*:		
8. Laundry	$ 10,165.00	$ 30,961.00
9.	$	$
10.	$	$
Fees for Utilities		
11. Gas	$	$
12. Electricity	$	$
13. Water	$	$
14. Sewer	$	$
15. Garbage & Recycling	$	$
Other (list separately by type)		
16.	$	$
17.	$	$
18. Total Income	$ 1,612,831.00	$ 1,884,558
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet	Annual Total	
(Insert Base and Current Years)	Base Year (2019)	Current Year (2024)
1. Assessments	$ combined w prop tax	$ combined w prop tax
2. Real Property Taxes	$ 279,340	$ 320,893
3. License Tax/Fee	$	$
4. Rent Board Registration Fees	$	$
5. Insurance	$ 58,840	$ 112,118
6. Accounting	$	$
7. Legal (explain types of legal expenses) UD Fees	$ 3,103	$ 8392
8. Manager/Management Services	$ 186,713	$ 240,466
9. Security	$ 9,931	$ 13,657
10. Office Supplies	$ 5,893	$ 8,172
12. Normal Repairs	$ 391,589	$ 409,509
13. Owner-Performed Labor	$	$
14. Plumbing Maintenance	$ 28074	$ 17416
15. Pool Maintenance	$ N/A	$ N/A
16. Landscape Maintenance	$ 32,712	$ 21,368
17. Other Maintenance	$	$
18. Parking Lot/Street Maintenance	$ 3270	$ 5660
19. Gas (separately metered only)	$ combined w electric	$ combined w electric
20. Electricity (separately metered only)	$ 63,459.00	$ 68,262.00
21. Water	$ 78,930	$ 122,299
22. Sewer	$ combined w water	$ combined w water
23. Garbage & Recycling recycling in prop tax	$ 19,986	$ 71,822
24. Amortized portion of Capital Expense [from page _____; column (i)]	$	$
Other **(list separately by type):**	$	$
25. Advertising	$ 1,334	$ 23,285
26.	$	$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
27. TOTAL OPERATING EXPENSES	$ 1,163,174	$ 1,443,319

XVI. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses:

	Base Year (2019)	Current Year (2024)
1. Total Annual Income	$ 1,612,831.00	$ 1,884,558
2. Annual Operating Expenses	$ 1,163,174	$ 1,443,319
3.Current Net Annual Operating Income (Income – Operating Expenses):	$ 449,657	$ 441,239
4.CPI [Annual Average CPI]	250.106	299.852
5.Percent Annual Increase in CPI Base Year to Current Year [Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		19.89%
6.Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase [Line 3 Base Year + Line 5 percent]		$ 539,093.78
7.Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase [Line 6 – Line 3 Current Year]		$ 97,854.78
8.Allowable Rent Increase Percentage (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		5.19 %

Request Increase

5/7/2025 1:36:24 AM

Time of Completion (Read only) *

5/7/2025 1:36:24 AM

Applicant Name (Read only)

Krishna Jain

Applicant Email (Read only)

kj_mgmt@yahoo.com

Applicant Phone (Read only)

6517357781

Applicant Address (Read only)

478 Hazel St N #101, Saint Paul, MN 55119

Company Represented (Read only)

KJ Management, LLC

Owner (Read only)

Krishna Jain

PIN (Read only)

272922310092, 272922310079, 272922310082

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

No

Percent Increase Proposed (Read only)

-

Effective Date (Read only)

08/01/2025

Justification (Read only)

["An increase in real property taxes","An unavoidable increase in operating expenses","A capital improvement project","A pattern of recent rent increases"]

Condition of Property (Read only)

No known code violations

Added Information (Read only)

All three building addresses/PIN numbers listed is one property. We are applying for all units in all three buildings. Expected increases vary from 5% to 8%. Rent is low in the buildings compared to the neighborhood and Saint Paul.

Staff or Self Determination (Read only)

Self-certifying: available for increases between 3 and 8 percent

Current Year GSRI (Read only)

1739000

Fair Net Operating Income (Read only)

367567

Missed Fair Revenue (Read only)

71886

Property Address (Read only)

1430 York Avenue, Saint Paul, MN 55106, 1470 York Avenue, Saint Paul, MN 55106, 1485 7th St E, Saint Paul, MN 55106

Allowable Rent Increase (Read only)

5

Application Status (Read only)

Approved - Notified

Appeal Status (Read only)

-

Staff Notes (Read only)

1430 York: Last Inspection Date: Nov 3, 2023 rated as a class A property.
1470 York: Last Inspection Date: Aug 12, 2024 rated as a class A property.
1485 7th: Last Inspection Date: Mar 18, 2024 rated as a class A property.

Attachment (Read only)

-

Completion Time (Read only)

5/6/2025 8:36 PM

Attachments

SC Determination - 1430, 1479 York Ave, and 1485 7th St -- 5-12-2025.pdf
Rent Roll Template.xlsx

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS
ANGIE WIESE, PE, CBO
DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

May 12, 2025

REQUEST FOR EXCEPTION TO 3% CAP
NOTICE OF DEPARTMENT DETERMINATION THROUGH SELF-CERTIFICATION
RE: 1430 York Avenue, Saint Paul, MN 55106, 1470 York Avenue, Saint Paul, MN 55106, 1485 7th St E, Saint Paul, MN 55106 PIN(S): 272922310092, 272922310079, 272922310082

Dear Property Representative:

On 5/7/2025, you applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City.

This is not a Final Determination and rent cannot be increased in the next 45 days.

You and your tenants have the right to appeal this determination to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, phone: 651-266-8568 and must be filed within 45 days of notice.

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with rent increases as requested in your application.

You must retain your supporting documentation for at least 3 years in case it is needed for other requests in the future or for a city-initiated audit.

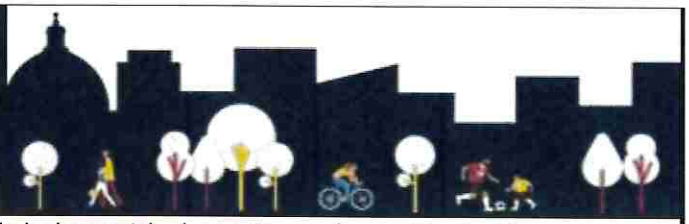
If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Sincerely,

Rent Stabilization Workgroup
Rent Stabilization | Saint Paul Minnesota (stpaul.gov)
Rent-Stabilization@ci.stpaul.mn.us
651-266-8553

Rent Stabilization

Unit Listing



Instructions: Please fill in the cells below with the unit numbers affected by your requested rent increase. Please do not to include any tenant information. Thank you.

Street Address	City	State	Zip	Unit Number
1430 York Avenue	Saint Paul	MN	55106	101
1430 York Avenue	Saint Paul	MN	55106	102
1430 York Avenue	Saint Paul	MN	55106	103
1430 York Avenue	Saint Paul	MN	55106	104
1430 York Avenue	Saint Paul	MN	55106	105
1430 York Avenue	Saint Paul	MN	55106	106
1430 York Avenue	Saint Paul	MN	55106	107
1430 York Avenue	Saint Paul	MN	55106	108
1430 York Avenue	Saint Paul	MN	55106	109
1430 York Avenue	Saint Paul	MN	55106	110
1430 York Avenue	Saint Paul	MN	55106	112
1430 York Avenue	Saint Paul	MN	55106	114
1430 York Avenue	Saint Paul	MN	55106	116
1430 York Avenue	Saint Paul	MN	55106	118
1430 York Avenue	Saint Paul	MN	55106	120
1430 York Avenue	Saint Paul	MN	55106	122
1430 York Avenue	Saint Paul	MN	55106	123
1430 York Avenue	Saint Paul	MN	55106	124
1430 York Avenue	Saint Paul	MN	55106	125
1430 York Avenue	Saint Paul	MN	55106	126
1430 York Avenue	Saint Paul	MN	55106	127
1430 York Avenue	Saint Paul	MN	55106	201
1430 York Avenue	Saint Paul	MN	55106	202
1430 York Avenue	Saint Paul	MN	55106	203
1430 York Avenue	Saint Paul	MN	55106	204
1430 York Avenue	Saint Paul	MN	55106	205
1430 York Avenue	Saint Paul	MN	55106	206
1430 York Avenue	Saint Paul	MN	55106	207
1430 York Avenue	Saint Paul	MN	55106	208
1430 York Avenue	Saint Paul	MN	55106	209
1430 York Avenue	Saint Paul	MN	55106	210
1430 York Avenue	Saint Paul	MN	55106	211
1430 York Avenue	Saint Paul	MN	55106	212
1430 York Avenue	Saint Paul	MN	55106	213
1430 York Avenue	Saint Paul	MN	55106	214
1430 York Avenue	Saint Paul	MN	55106	216

1430 York Avenue	Saint Paul	MN	55106	218
1430 York Avenue	Saint Paul	MN	55106	220
1430 York Avenue	Saint Paul	MN	55106	221
1430 York Avenue	Saint Paul	MN	55106	222
1430 York Avenue	Saint Paul	MN	55106	223
1430 York Avenue	Saint Paul	MN	55106	224
1430 York Avenue	Saint Paul	MN	55106	225
1430 York Avenue	Saint Paul	MN	55106	226
1430 York Avenue	Saint Paul	MN	55106	227
1430 York Avenue	Saint Paul	MN	55106	301
1430 York Avenue	Saint Paul	MN	55106	302
1430 York Avenue	Saint Paul	MN	55106	303
1430 York Avenue	Saint Paul	MN	55106	304
1430 York Avenue	Saint Paul	MN	55106	305
1430 York Avenue	Saint Paul	MN	55106	306
1430 York Avenue	Saint Paul	MN	55106	307
1430 York Avenue	Saint Paul	MN	55106	308
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1430 York Avenue	Saint Paul	MN	55106	313
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1430 York Avenue	Saint Paul	MN	55106	316
1430 York Avenue	Saint Paul	MN	55106	318
1430 York Avenue	Saint Paul	MN	55106	320
1430 York Avenue	Saint Paul	MN	55106	321
1430 York Avenue	Saint Paul	MN	55106	322
1430 York Avenue	Saint Paul	MN	55106	323
1430 York Avenue	Saint Paul	MN	55106	324
1430 York Avenue	Saint Paul	MN	55106	325
1430 York Avenue	Saint Paul	MN	55106	326
1430 York Avenue	Saint Paul	MN	55106	327
1470 York Avenue	Saint Paul	MN	55106	101
1470 York Avenue	Saint Paul	MN	55106	102
1470 York Avenue	Saint Paul	MN	55106	103
1470 York Avenue	Saint Paul	MN	55106	104
1470 York Avenue	Saint Paul	MN	55106	105
1470 York Avenue	Saint Paul	MN	55106	106
1470 York Avenue	Saint Paul	MN	55106	107
1470 York Avenue	Saint Paul	MN	55106	108
1470 York Avenue	Saint Paul	MN	55106	109
1470 York Avenue	Saint Paul	MN	55106	110
1470 York Avenue	Saint Paul	MN	55106	111
1470 York Avenue	Saint Paul	MN	55106	112
1470 York Avenue	Saint Paul	MN	55106	114
1470 York Avenue	Saint Paul	MN	55106	116

1470 York Avenue	Saint Paul	MN	55106	118
1470 York Avenue	Saint Paul	MN	55106	120
1470 York Avenue	Saint Paul	MN	55106	122
1470 York Avenue	Saint Paul	MN	55106	123
1470 York Avenue	Saint Paul	MN	55106	124
1470 York Avenue	Saint Paul	MN	55106	125
1470 York Avenue	Saint Paul	MN	55106	126
1470 York Avenue	Saint Paul	MN	55106	127
1470 York Avenue	Saint Paul	MN	55106	201
1470 York Avenue	Saint Paul	MN	55106	202
1470 York Avenue	Saint Paul	MN	55106	203
1470 York Avenue	Saint Paul	MN	55106	204
1470 York Avenue	Saint Paul	MN	55106	205
1470 York Avenue	Saint Paul	MN	55106	206
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1470 York Avenue	Saint Paul	MN	55106	211
1470 York Avenue	Saint Paul	MN	55106	212
1470 York Avenue	Saint Paul	MN	55106	213
1470 York Avenue	Saint Paul	MN	55106	214
1470 York Avenue	Saint Paul	MN	55106	216
1470 York Avenue	Saint Paul	MN	55106	218
1470 York Avenue	Saint Paul	MN	55106	220
1470 York Avenue	Saint Paul	MN	55106	221
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1470 York Avenue	Saint Paul	MN	55106	224
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1470 York Avenue	Saint Paul	MN	55106	227
1470 York Avenue	Saint Paul	MN	55106	301
1470 York Avenue	Saint Paul	MN	55106	302
1470 York Avenue	Saint Paul	MN	55106	303
1470 York Avenue	Saint Paul	MN	55106	304
1470 York Avenue	Saint Paul	MN	55106	305
1470 York Avenue	Saint Paul	MN	55106	306
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1470 York Avenue	Saint Paul	MN	55106	308
1470 York Avenue	Saint Paul	MN	55106	309
1470 York Avenue	Saint Paul	MN	55106	310
1470 York Avenue	Saint Paul	MN	55106	311
1470 York Avenue	Saint Paul	MN	55106	312
1470 York Avenue	Saint Paul	MN	55106	313
1470 York Avenue	Saint Paul	MN	55106	314
1470 York Avenue	Saint Paul	MN	55106	316

1485 7th St E	Saint Paul	MN	55106	305
1485 7th St E	Saint Paul	MN	55106	304
1485 7th St E	Saint Paul	MN	55106	303
1485 7th St E	Saint Paul	MN	55106	302
1485 7th St E	Saint Paul	MN	55106	301
1485 7th St E	Saint Paul	MN	55106	221
1485 7th St E	Saint Paul	MN	55106	220
1485 7th St E	Saint Paul	MN	55106	219
1485 7th St E	Saint Paul	MN	55106	218
1485 7th St E	Saint Paul	MN	55106	217
1485 7th St E	Saint Paul	MN	55106	216
1485 7th St E	Saint Paul	MN	55106	214
1485 7th St E	Saint Paul	MN	55106	212
1485 7th St E	Saint Paul	MN	55106	210
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1485 7th St E	Saint Paul	MN	55106	121
1485 7th St E	Saint Paul	MN	55106	120
1485 7th St E	Saint Paul	MN	55106	119
1485 7th St E	Saint Paul	MN	55106	118
1485 7th St E	Saint Paul	MN	55106	117
1485 7th St E	Saint Paul	MN	55106	116
1485 7th St E	Saint Paul	MN	55106	114
1485 7th St E	Saint Paul	MN	55106	112
1485 7th St E	Saint Paul	MN	55106	110
1485 7th St E	Saint Paul	MN	55106	108
1485 7th St E	Saint Paul	MN	55106	106
1485 7th St E	Saint Paul	MN	55106	105
1485 7th St E	Saint Paul	MN	55106	104
1485 7th St E	Saint Paul	MN	55106	103
1485 7th St E	Saint Paul	MN	55106	102
1485 7th St E	Saint Paul	MN	55106	101
1470 York Avenue	Saint Paul	MN	55106	327
1470 York Avenue	Saint Paul	MN	55106	326
1470 York Avenue	Saint Paul	MN	55106	325
1470 York Avenue	Saint Paul	MN	55106	324
1470 York Avenue	Saint Paul	MN	55106	323
1470 York Avenue	Saint Paul	MN	55106	322
1470 York Avenue	Saint Paul	MN	55106	321
1470 York Avenue	Saint Paul	MN	55106	320
1470 York Avenue	Saint Paul	MN	55106	318

1485 7th St E	Saint Paul	MN	55106	306
1485 7th St E	Saint Paul	MN	55106	307
1485 7th St E	Saint Paul	MN	55106	308
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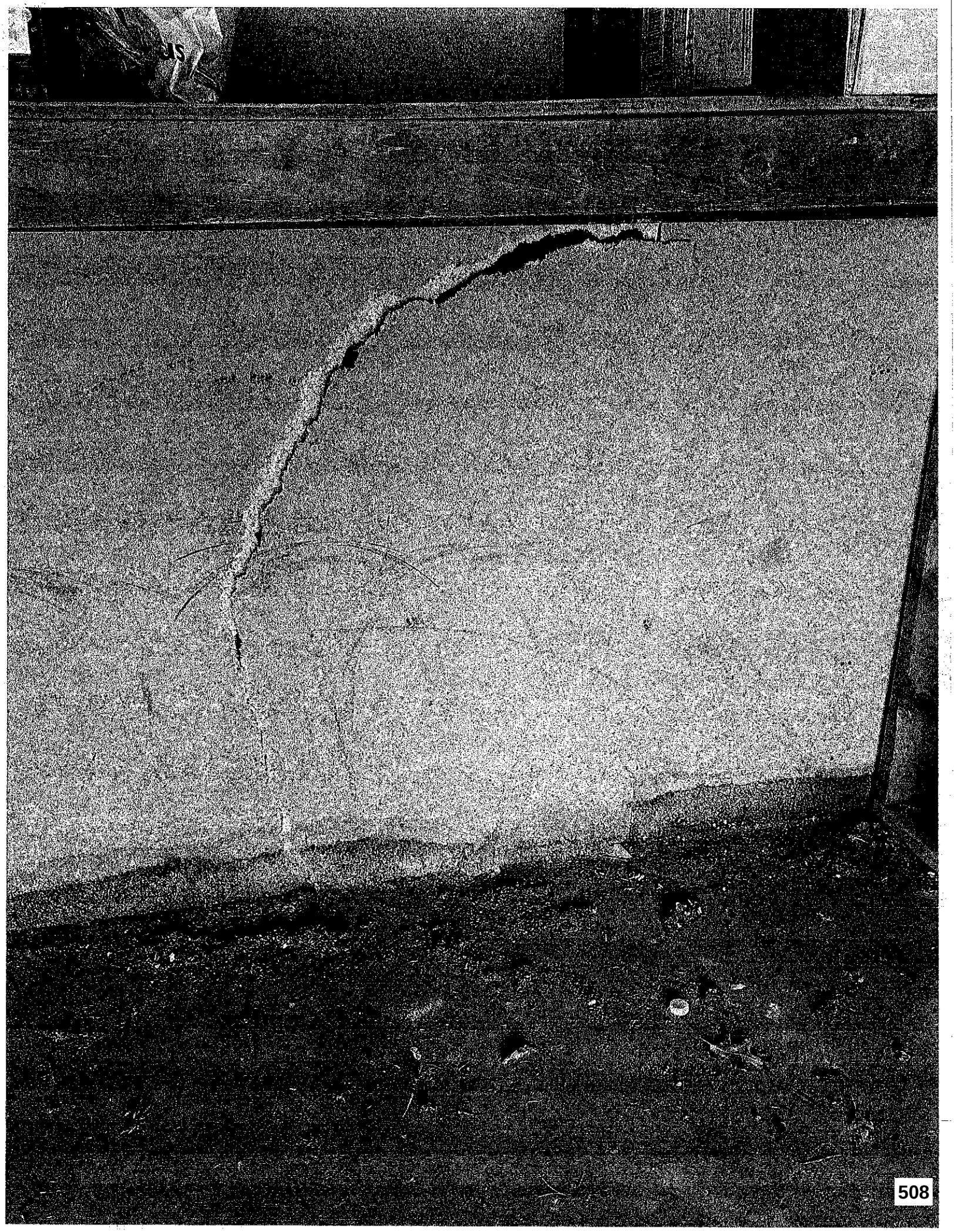
1485 7th St E	Saint Paul	MN	55106	312
1485 7th St E	Saint Paul	MN	55106	314
1485 7th St E	Saint Paul	MN	55106	316
1485 7th St E	Saint Paul	MN	55106	317
1485 7th St E	Saint Paul	MN	55106	318
1485 7th St E	Saint Paul	MN	55106	319
1485 7th St E	Saint Paul	MN	55106	320
1485 7th St E	Saint Paul	MN	55106	320

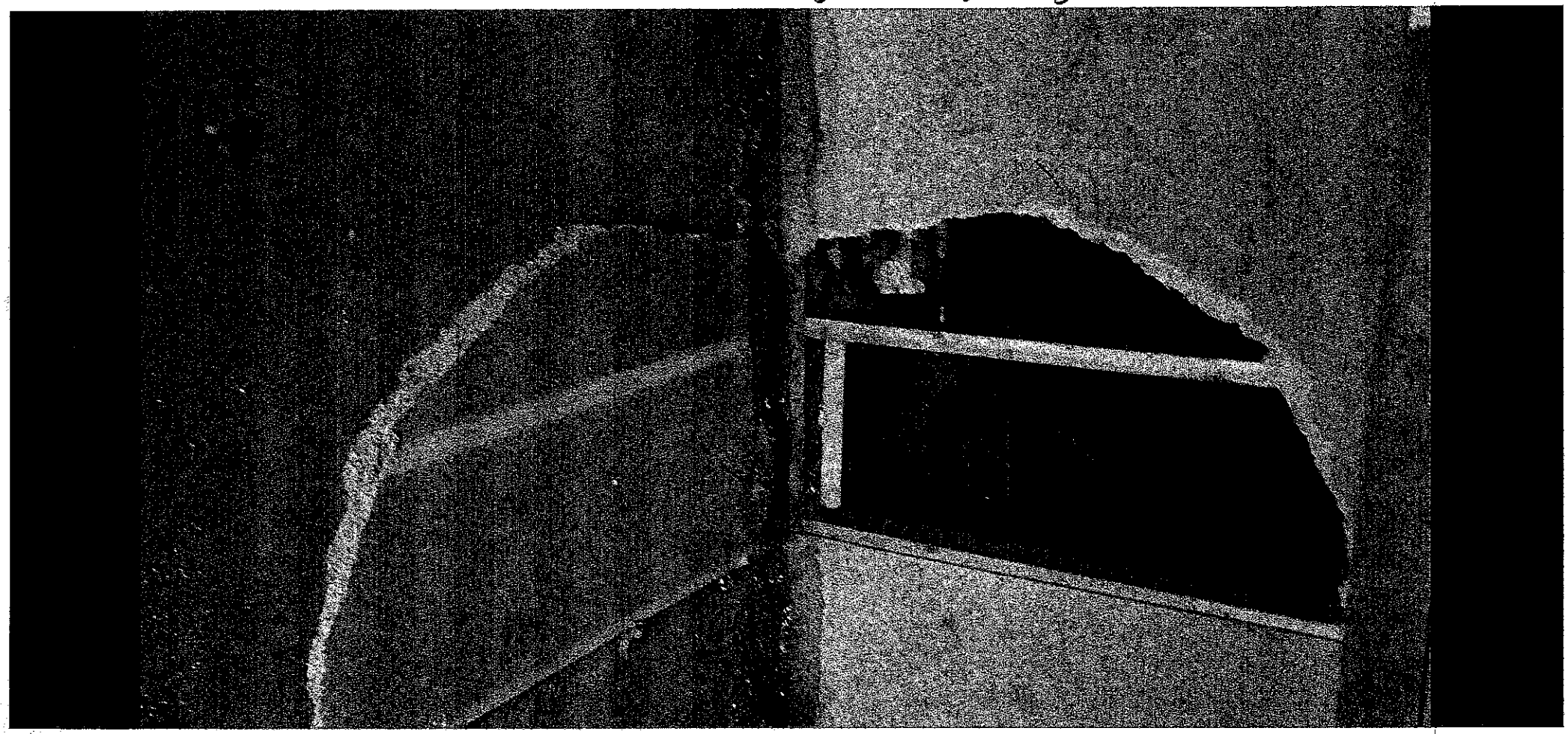
* My garage Unit that was broken into.
The Police has already been called (I have the Police Report) If needed.

* This is to show the before and after the fix.



① * This is inside the Garage

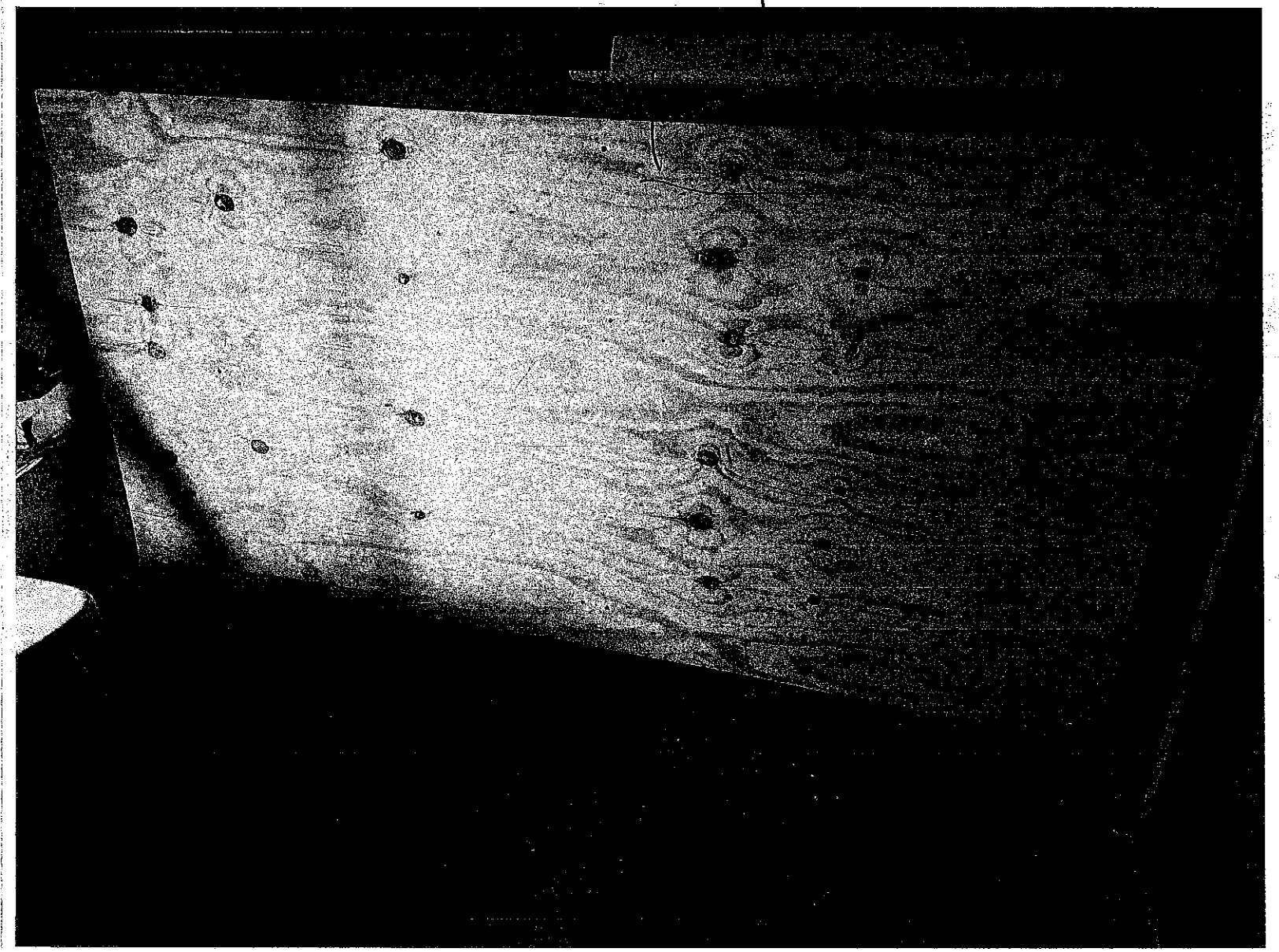
② * Someone broke into it using the garage in front of me



③ * Basically breaking into it on the inside (coming through)

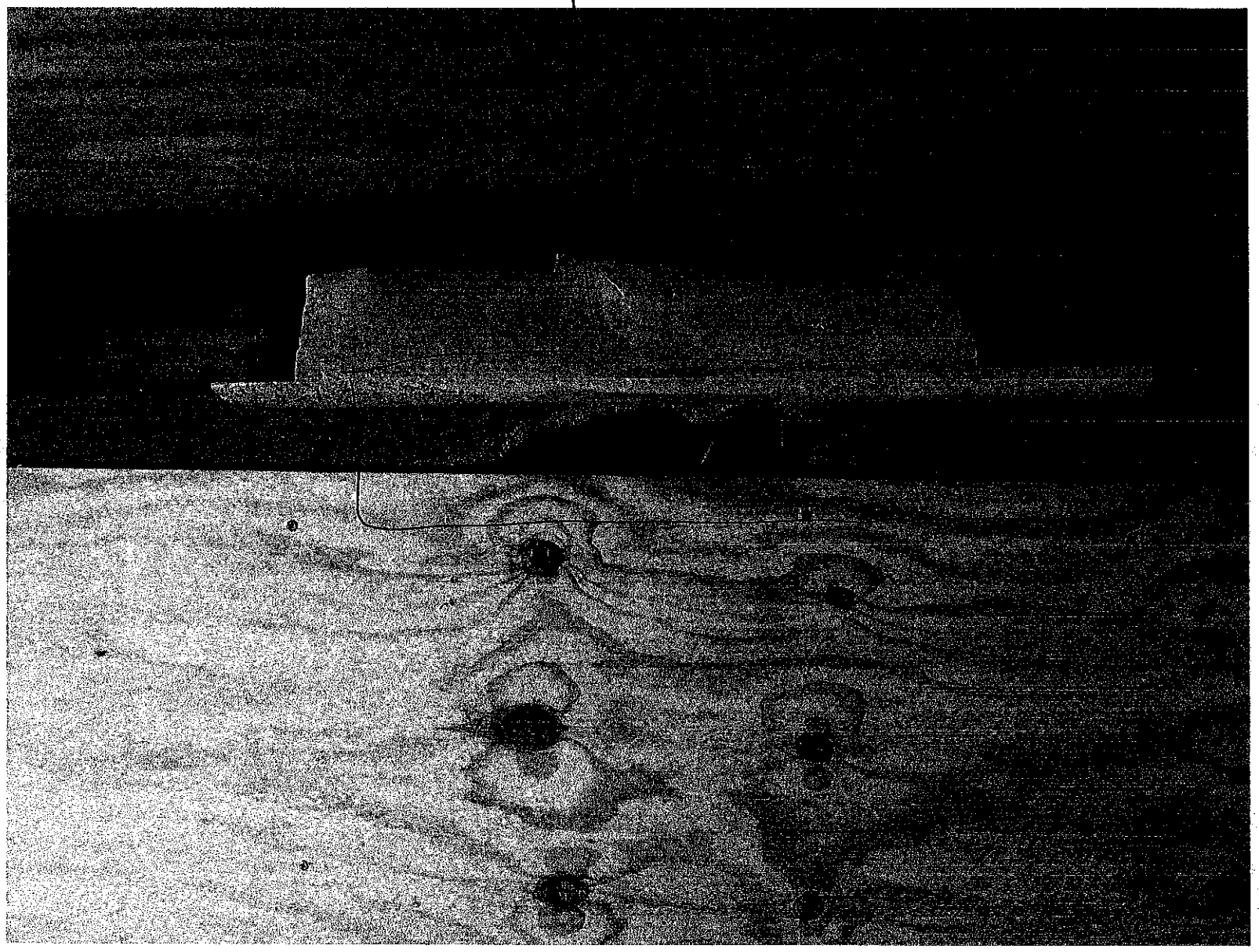
① *This is after Property Management Boarded it up.

② *I dont care for it to match so much but they did not even fully cover the Hole



③ *They did a cheap job in repair and there is still a hole in the wall.

ZOOM IN



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google.com/search?q=plywood+home+depot&rlz=1C1GCEU_enUS1161US1161&oq=plywood+home+depot&gs_lcrp=EgZjaHJvbWUyDAgAE

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Price Flooring Nearby Under $30 On sale Roofing Flooring & Carpet Siding Brown Pink Sheet Stock

Use

- Flooring
- Roofing
- Siding
- Window

Price

Under $30
$30 - $70
$70 - $150
Over $150

$ Min $ Max Go

Sort by

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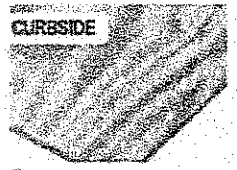
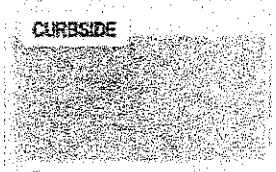


Pick up today

1/4 in. x 4 ft. x 8 ft. BC Sanded Pine Plywood

$24.92

Home Depot

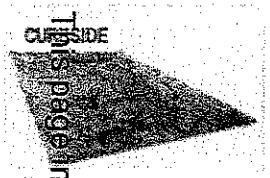


Pick up today

1/8 in. x 4 ft. x 8 ft. Sanded Plywood

$18.98

Home Depot

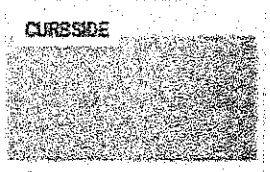


Pick up today

15/32 in. x 4 ft. x 8 ft. Southern Pine Plywood

$23.00

Home Depot

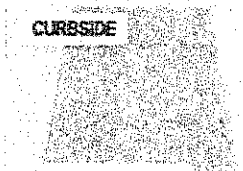


Pick up today

1/2 in. x 12 in. x 24 in. Birch Plywood

$8.98

Home Depot

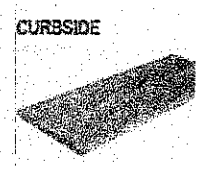


Pick up today

15/32 in. x 4 ft. x 8 ft Sheathing Plywood (Actual: 0.438 in. x...

$24.57

Home Depot



Pick up today

Rubbermaid 5/8 H X 24 in. W X 1 in. D Golden Oak

$9.99

Ace Hardware

The Home Depot
https://www.homedepot.com › Lumber & Composites

Plywood

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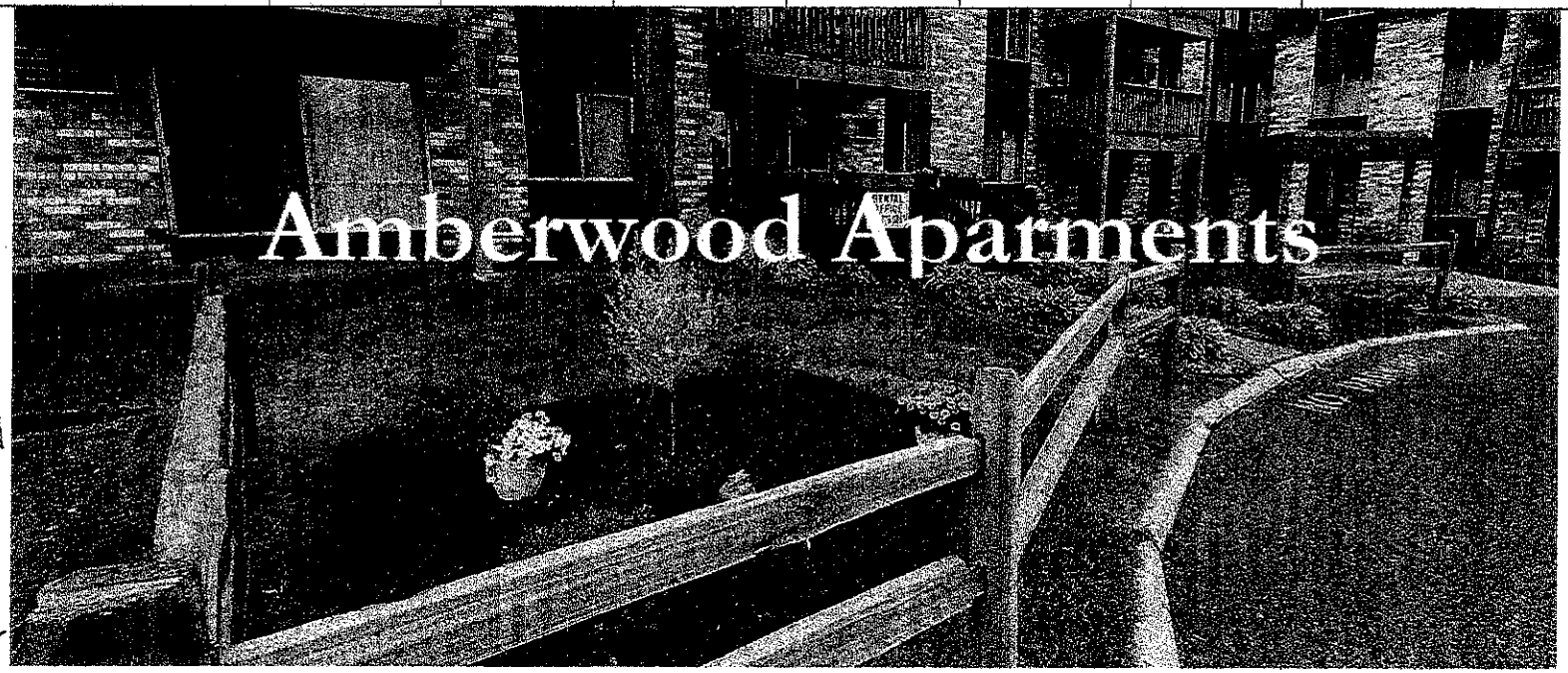
*The Plywood use to Put there Seem cheap as well especially after a break IN.



(3) I believe Crystal started in Late 2024 year after Laurie Retire.

About Amberwood Apartments

Our community at Amberwood Place is conveniently located close to I-94, I-35E, and I-694. Shopping at Maplewood Mall is also close to our complex, as well as the Hmong Village shopping center within a mile. We have credit/debit card operated washers and dryers on each floor. Choose from a variety of living spaces designed to meet your every need. Multiple choices in bus lines as well as the new Gold line are also close. Call today to make Amberwood Place Apartments your new home!

(2) under the old Property Manager "Laurie" who was here for many years before Crystal... she never needed a leasing agent which a si - the Property money. It can serv as a Saving Pass down to all tenents in the Form of Rent Cost/Mo Savings.

(1) *Ever Since we got a new Property Manager Crystal She then Put in Place a Leasing agent which was not necessary.

Contact

Amberwood Apartments

1430 York Avenue #111
Saint Paul, MN 55106
Property Manager: Crystal
Leasing Agent: Brandy
amberwood@kjmgmt.com
Ph: (651) 776-6887
Fax: (651) 776-6207
Monday thru Friday: 8:30am - 5:00pm
Saturday: 9:00am - 1:00pm

Amenities

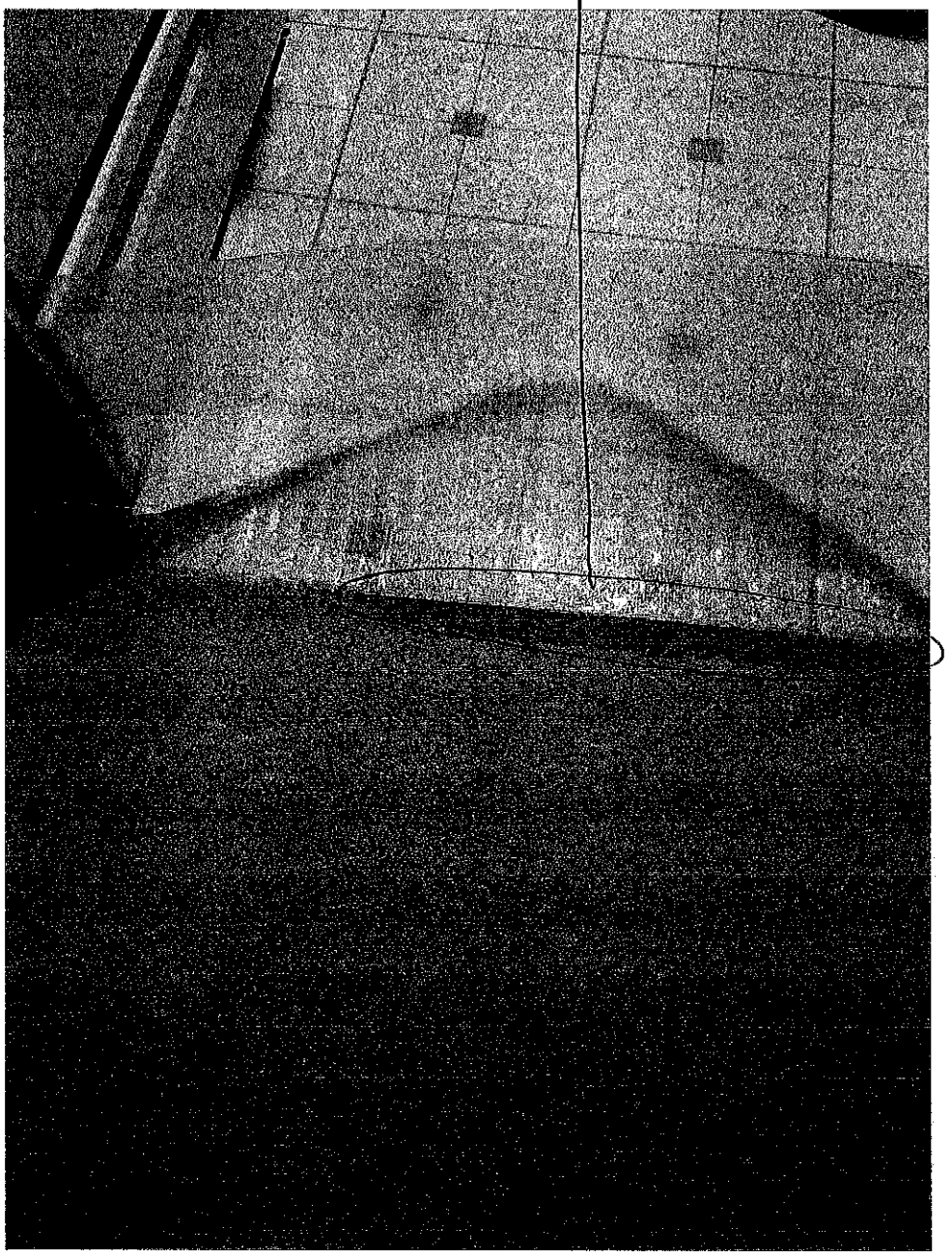
Map

*Kitchen Carpet Repair

*I told them in year 2024 early months but I believe it got fix in early of 2025. I dist rember it was more then six month, I had to wait.

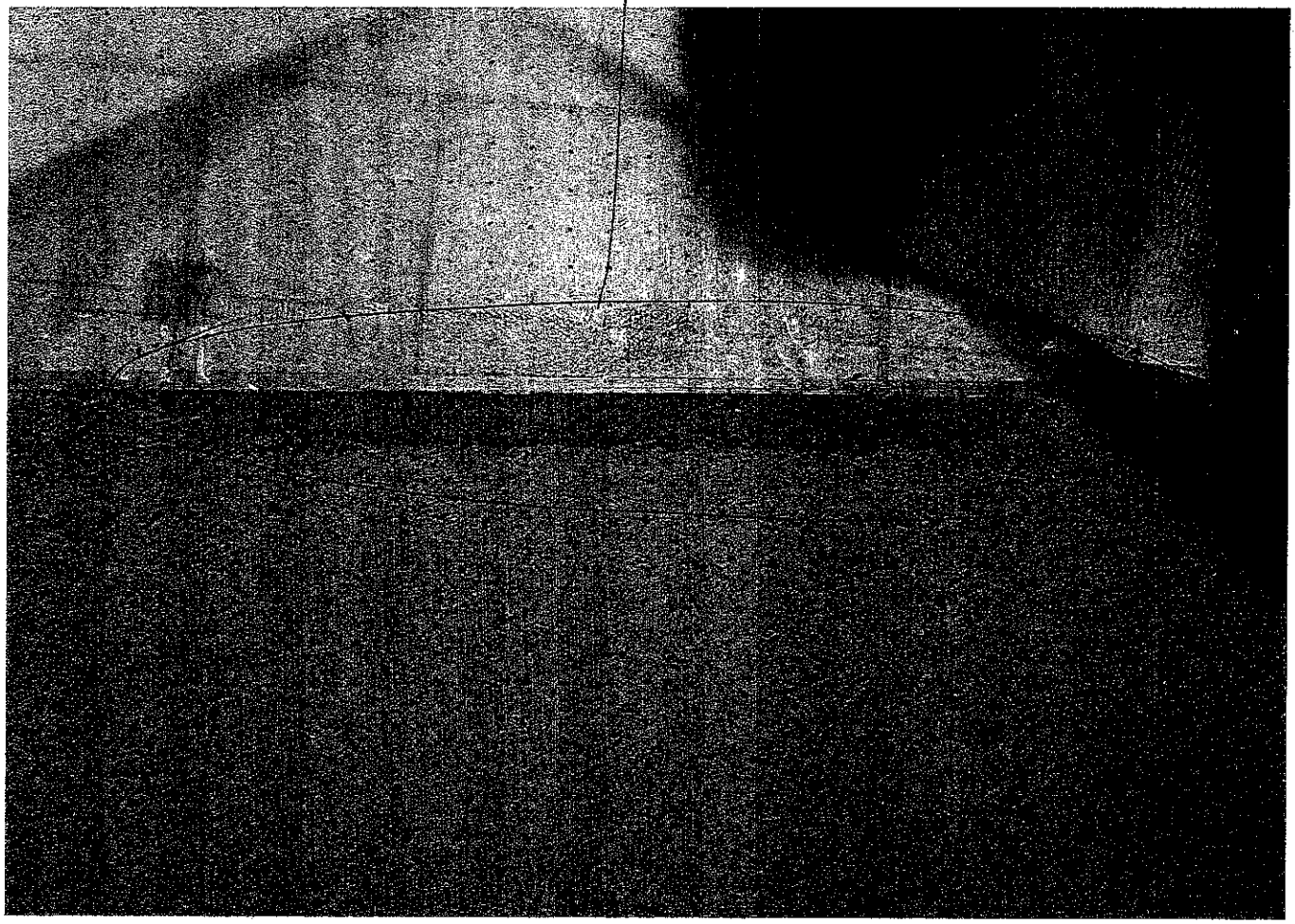
*When I inform Property management about it I was never given a ticket # or reciept other then verbal Confirmation.

This is the SPOT



*Location is next to Kitchen.

① *As you can see they repair the carpet (next to my kitchen) cheaply using another cut from a different color carpet. Just glue down.



③ This is in black@white but you can tell because of the darker color carpet.

④ Again its cheap repair just like the garage repair

② When I told them about this it took them more then six month to come and only do a cheap job.

This is my supplemental letter response to the "income and operating expense" worksheet and "request increase" form from the landlord provided to me by Janie Vang on date 6-11-2025.

I have taken some time to analyze both the income and operating expense worksheet and the request increase form. I want to start by pointing out that the apartment property still has increase revenue in year 2024 under rental income (rental income has increase by $242,940 using year 2019 comparing to 2024 on the worksheet) so this show that the property is still doing well (meaning like hey it's not like it was declining and/or if the rent don't increase pass 3 percent then the property will be headed for a bankruptcy).

Now under the request increase form I want to respond to the "justification" reasoning section. It appears the owner put down his first reason for the increase request is due to "an increase in real property taxes". My response to this is that it is normal for property tax to increase and it's not like the property tax increase was excessive because if you look at the "operating expense" worksheet under "real property taxes" it has only increase by $41,553 in a five year span (so that is like about total 15% of year 2019 property tax at 279,340... which would be only like 3 precent increase per year during the five year span using the base year 2019 to 2024 comparison). My point is that if the property tax increase was reasonable (about 3% in this example) and that property tax do tend to increase over time then does it give the owner a right to use or claim it as a basis for rent increase request? (in my view I would say no because tenants get their yearly rent increase each year as well too).

The second reason was listed as "An unavoidable increase in operating expense". My response to this is yes of course every business has unavoidable expenses but has the apartment property done its best to reduce those unavoidable expenses? This mean like have the apartment shop around for new commercial insurance for the apartment (I see that it has increase almost double under the operating expenses worksheet for insurance), have the apartment shop for new garbage waste company (I see that this one has increase to 71,822 in the year 2024) and how do we know all the trash that is dump in the dumpster are from apartment tenants and not some outsider? (meaning has the apartment put in place some kind of measure to make sure the trash being thrown is from the apartment tenants only and not outsider? because we don't want to be paying through rent increases because the apartment failed to put in place measure to make sure the trash is from apartment tenants only). Also have the apartment improve on its reviews online so you are not spending so much money on advertising (I see the advertising spending has increased by almost 18x using year 2019 compare to 2024) because word of mouth is the best form of advertising (a lot of the time its free too) and its very hard for tenants to refer someone when the reviews are horrible and the apartment parking lot security barely improve (where car break in happen all the time) because

it's very hard to get someone to move in after telling them this. The apartment had many years to improve its reviews (since I move in) and it has not done it so this show that the apartment has somewhat not try to reduce certain parts of its unavoidable expense because let's just be real if a place was really that nice, safe and well maintain everybody would be wanting to stay there (they would hear from word of mouth and/or find you) and you would not even need to advertise at all or advertise much (barely).

Third reason was listed as "capital improvement project" which it did not list exactly what specific improvement was done so without that I cannot further examine it.

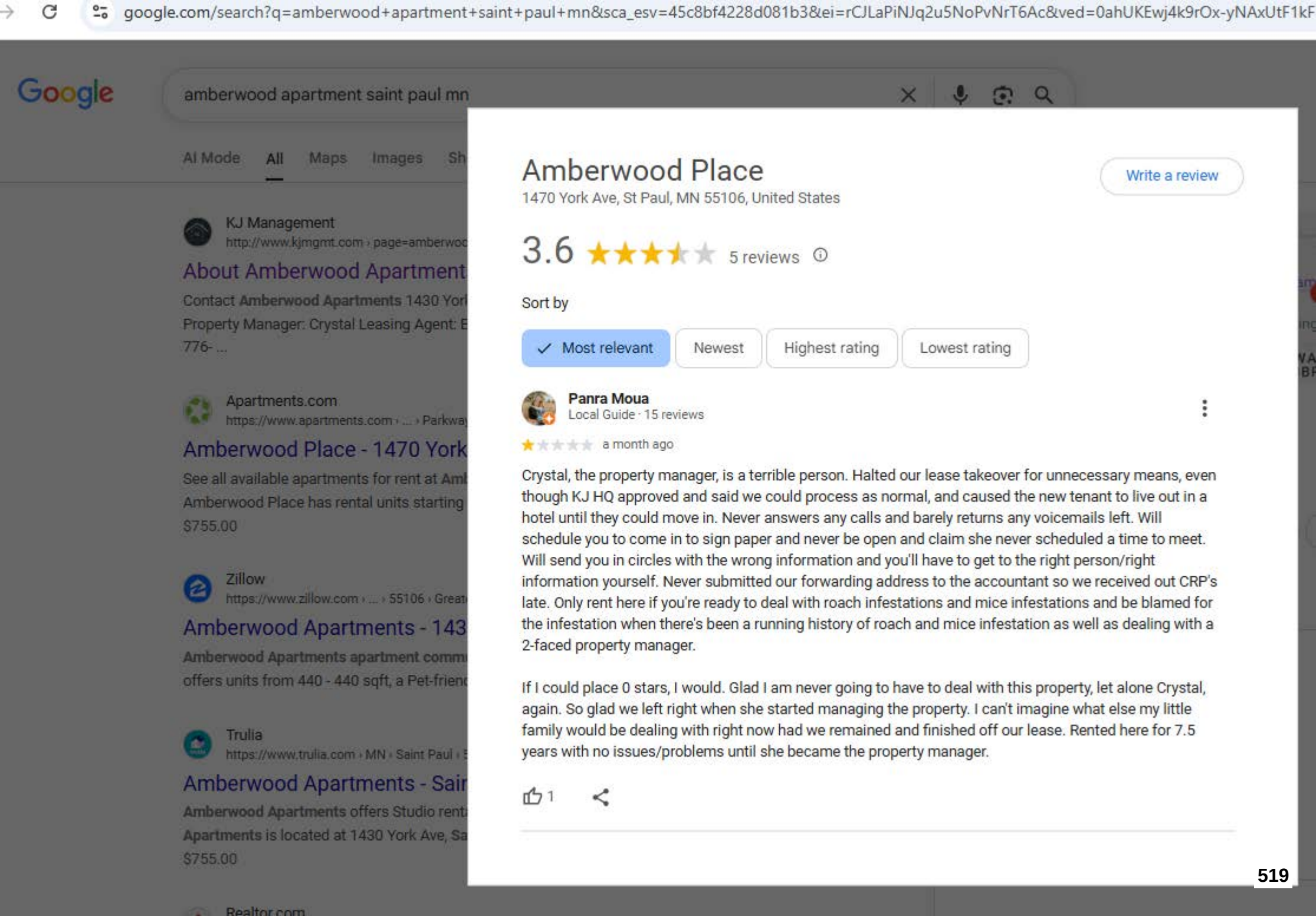
Last is the fourth reason which was listed as "a pattern of recent rent increases". My response to this is that there has always been a pattern of rent increase to tenants because usually the rent increase every year when the tenants renew so I am not really sure if this is even a valid reason. Also, another thing to consider is that once the rent has been increase then most likely it will not be decrease (a common practice in apartments) so that it why it is very important to have oversight on this because it will only be going higher most of the time.

Additionally, on the net operating income page (15 of 20) under number 8 "allowable rent increase percentage" it only showed 5.19% so shouldn't the request increase petition from the landlord be for 3-5% rather than 3-8%? (even though I am oppose to anything greater then 3% for my reasons).

Now to end this I am asking that everything I wrote, things I question, things I brought up, object to and/or responded to here be considered.

Respectfully,

Soua


google.com/search?q=amberwood+apartment+saint+paul+mn&sca_esv=45c8bf4228d081b3&ei=rCJLaPiNJq2u5NoPvNrT6Ac&ved=0ahUKEwj4k9rOx-yNAxUtF1kF
Google
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AI Mode
All
Maps
Images
KJ Management
http://www.kjmgmt.com › page=amberwoc
About Amberwood Apartment
Contact Amberwood Apartments 1430 Yor
Property Manager: Crystal Leasing Agent: E
776- ...
Apartments.com
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Amberwood Place - 1470 York
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https://www.zillow.com › ... › 55106 › Great
Amberwood Apartments - 143
Amberwood Apartments apartment comm
offers units from 440 - 440 sqft, a Pet-frien
Trulia
https://www.trulia.com › MN › Saint Paul
Amberwood Apartments - Sair
Amberwood Apartments offers Studio rent
Apartments is located at 1430 York Ave, Sa
$755.00
Realtor.com
Amberwood Place
1470 York Ave, St Paul, MN 55106, United States
Write a review
3.6
5 reviews
Sort by
Most relevant
Newest
Highest rating
Lowest rating
Panra Moua
Local Guide · 15 reviews
a month ago
Crystal, the property manager, is a terrible person. Halted our lease takeover for unnecessary means, even though KJ HQ approved and said we could process as normal, and caused the new tenant to live out in a hotel until they could move in. Never answers any calls and barely returns any voicemails left. Will schedule you to come in to sign paper and never be open and claim she never scheduled a time to meet. Will send you in circles with the wrong information and you'll have to get to the right person/right information yourself. Never submitted our forwarding address to the accountant so we received out CRP's late. Only rent here if you're ready to deal with roach infestations and mice infestations and be blamed for the infestation when there's been a running history of roach and mice infestation as well as dealing with a 2-faced property manager.
If I could place 0 stars, I would. Glad I am never going to have to deal with this property, let alone Crystal, again. So glad we left right when she started managing the property. I can't imagine what else my little family would be dealing with right now had we remained and finished off our lease. Rented here for 7.5 years with no issues/problems until she became the property manager.
1
519

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: rentappeals@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 11, 2025

Soua Lee
1430 York Ave Apt. 309
Saint Paul, Minnesota 55106

VIA EMAIL: Leexmn89@hotmail.com

Re: REVISED-Rent Control Appeal of Soua Lee for property at 1430 York Ave Apt. 309

Dear Mr. Lee:

This letter is to confirm that you are rescheduled for a Legislative Hearing on **July 31, 2025, at 2:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any questions, please contact me at 651-266-8568 or email rentappeals@ci.stpaul.mn.us.

Sincerely,

/s/

Janie Vang
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff
Krishna Jain, KJ Management, LLC

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: rentappeals@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Krishna Jain
KJ Management, LLC
478 Hazel Street N Apt. 101
Saint Paul, Minnesota 55119

VIA Email: kj_mgmt@yahoo.com

Re: REVISED- Rent Control Appeals of Soua Lee for the property at 1430 York Ave Apt. 309.

Dear Ms. Jain:

This is to inform you that your tenant in Apartment 309 is appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing has been rescheduled on **July 31, 2025, at 2 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email rentappeals@ci.stpaul.mn.us

Sincerely,

/s/

Janie Vang
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff
Soua Lee

Dear City Council,

This letter is intended to respectfully appeal the recent decision made by the hearing officer on 7-31-2025. This appeal is referring to the hearing officer's recommendation of allowing the rent rate increase to 5.33%. I believe the hearing officer had ignore, discounted, misunderstood and/or simply label the points I brought up as something else as a way to dodge the issue being brought up and therefore, the decision was made carelessly and in a rush.

I am a good long term tenant who has always paid his rent on time and have live at this apartment for 4 or more years. I know that this is a long shot to overturning a decision and/or recommendation because an attorney has already told me before I even decided to challenge the rent increase which is that a lot of tenant's appeal on this rent rate increase issue is usually not successful. Despite hearing this I have still decided to proceed forward due to my reasons and because I truly believe that the apartment and/or landlord has not earn or deserve this rent increase.

One of the issues I brought up was with the garbage waste expense number (on the expense sheet) that was being use as part of the calculation to determine the amount the landlord could raise rent increase on tenants. My dispute to this is how do we know that is the real number because what if 30% of the listed garbage expense number came from outsider? I mean has the landlord attempted to put in a place a reasonable measure (I.E such as having a fence and require gate codes to open gate fence to the dumpster area etc) to make sure the garbage only comes from the tenants? This one is important because it is unfair to the tenants when a landlord use a number that may not be the real number as part of their expense reason to get or supplement their reason to get a higher rent increase on tenants.

The hearing officer try to label this under 'the cost of doing business' but it's simply not accurate because if the landlord is going to be using a expense number (waste garbage expense in this example) as their reason to get a higher rent increase on tenants then the tenants should have the right to dispute the accuracy of it. The landlord is in the business of owning apartments so they obviously know that anyone can just come throw trash into their dumpster and if they do nothing to keep outsiders out then this is just simply an act of carelessness (negligence).

Tenants should not be punish monetary by having their rent increase base on a landlord's expense number that may not be the real number and/or have their rent increase due to the landlord's act of carelessness (negligence).

Now just to clear I am not asking how someone or a company should be manage or go about things a specific way. I am just disputing the expense number and pointing out the landlord's carelessness so I am not sure why the hearing officer keep trying to push the conversation towards it at my hearing on 7-31-2025 when I have never ask or suggested how someone or a company should be manage.

Another one of the issues I brought up to the hearing officer was about my maintenance request for a small wear and tear carpet repair where the kitchen flooring and carpet meet. I had to wait 6 months or longer just to have a maintenance person come and do a cheap fix. There were spikes underneath the carpet because that is where the carpet clamps on to if it had its full form. This was a hazard and the apartment had failed to address it in a timely manner.

When I talk about this to the hearing officer at my hearing on 7-31-2025 it was brush off like I could not even claim it. I guess what was the whole point of having an appeal hearing if stuff like this is just going to be discounted, brush off or ignore.

The hearing officer also discounted and brush off my other points that I brought up by saying the property had pass inspection and was rated a good grade so why am I saying all this stuff about the apartment not being in good shape or maintain etc. First of all, those inspection dates are not even recent and second of all yes of course they had to pass the inspection for insurance, license and to be in compliance with building code purposes. When it came time for an inspection, they just make sure all the things they have to pass on looks nice or fix up so it will pass but do they keep it looking nice all the time just like how it pass especially after the inspection?

I would say no and this is just like saying oh I got a housekeeping upkeep inspection coming so of course I got to clean up really good and make sure I pass too for housekeeping purposes right. Now after I pass do I keep it clean as the way it pass all the time? Hopefully you understand the point and don't believe in those quick shine so easy because I am the one living at the property so I know better then the hearing officer.

The last one I want to bring up on here is about the apartment parking lot safety which has barely improved ever since I started living here. There is a lot of crime such as car break in all the time inside the apartment parking lot. The reason I bring this up is because my car and garage has been broken into while I was renting here so I have been a victim of it as well. A lot of people live in these apartments so this is where we call 'home' and the apartment has failed to protect the tenant's property. My point here is that its insulting for the apartment or

landlord to go ask for a rent increase on tenants when they have done a horrible job in protecting tenants property and improving on parking lot security.

Now there may be other concerns or issues that I may have brought up to the hearing officer and not listed on here. Those I will leave it for you to ask or request from the hearing officer or hearing office. I also do believe that humans should have the right to affordable and adequate housing and not just be seen as a number. I was told that the determination of how much a rent increase can be will just be base on what is the definition of 'a reasonable rate of return' to the landlord or investor so it may not matter what tenants like me have to say on here which I think is an unfair process if true.

I am asking the city council or whoever has the authority to reconsider. My request and what I would like to see is to have the rent increase rate kept at the 3% for the reasons I have brought up on here and to the hearing officer. However, if the city council and/or hearing office can make something happen as far as meeting in the middle for the allowable rent increase number which would be at 4.16%, I would gladly take that over another denial.

Thank you for your time and attention to this matter.

Respectfully yours,

Soua

Phone: 612-417-9998
Email: Leexmn89@hotmail.com

Hi Soua,
I sincerely apologize for the inconvenience; I need to inform you that your case is now scheduled to go before the City Council on **August 27th**, rather than **August 20th** as originally stated in the letter you received.

Unfortunately, the delay was due to an oversight on my part. I would have contacted you by phone, but our phone system is currently down due to the recent cyberattack. Please feel free to contact me by email if you have any questions or if there's anything I can do to assist you further.

Thank you for being understanding, and again, my sincerest apologies.

Best regards,

Janie Vang
Executive Assistant | She/her
Rent Stabilization
15 W Kellogg Blvd., City Hall
Saint Paul, MN 55102
***P:** 651.266.8568 janie.vang@ci.stpaul.mn.us*

SAINT PAUL
MINNESOTA

From: Soua Lee <leexmn89@hotmail.com>
Sent: Tuesday, August 19, 2025 2:17 PM
To: Janie Vang <janie.vang@ci.stpaul.mn.us>
Cc: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>; Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Nhia Vang <nhia.vang@ci.stpaul.mn.us>; Samantha Juneau <Samantha.Juneau@ci.stpaul.mn.us>
Subject: Re: Appeal Denial Letter

Think Before You Click: This email originated **outside** our organization.

Hello Janie,

Please see attachment for my letter.

This is the one where the hearing office will read it to the city council on 8-20-2025.

The rest of the attachment are just incase you do not have the copy to pass out so they are there ready if you need it.

Thank you for the information.

Soua

Hello Ms. Jain,
I am just providing you with an update on this file. Please see the email chain below and the attached document, and let me know if you have any questions.
Regards,

Janie Vang
Executive Assistant | She/her
Rent Stabilization
15 W Kellogg Blvd., City Hall
Saint Paul, MN 55102
P: *651.266.8568* *janie.vang@ci.stpaul.mn.us*

SAINT PAUL
MINNESOTA

From: Janie Vang
Sent: Tuesday, August 19, 2025 4:46 PM
To: Soua Lee <leexmn89@hotmail.com>
Subject: RE: Appeal Denial Letter
Importance: High

Hi Soua,
I sincerely apologize for the inconvenience; I need to inform you that your case is now scheduled to go before the City Council on **August 27th**, rather than **August 20th** as originally stated in the letter you received.

Unfortunately, the delay was due to an oversight on my part. I would have contacted you by phone, but our phone system is currently down due to the recent cyberattack. Please feel free to contact me by email if you have any questions or if there's anything I can do to assist you further.

Thank you for being understanding, and again, my sincerest apologies.

Best regards,

Janie Vang
Executive Assistant | She/her
Rent Stabilization
15 W Kellogg Blvd., City Hall
Saint Paul, MN 55102
P: *651.266.8568* *janie.vang@ci.stpaul.mn.us*

SAINT PAUL
MINNESOTA

From: Soua Lee <leexmn89@hotmail.com>
Sent: Tuesday, August 19, 2025 2:17 PM
To: Janie Vang <janie.vang@ci.stpaul.mn.us>
Cc: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>; Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Nhia Vang <nhia.vang@ci.stpaul.mn.us>; Samantha Juneau <Samantha.Juneau@ci.stpaul.mn.us>
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