



RECEIVED
JUL 31 2017
CITY CLERK

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

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

We need the following to process your appeal:

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

HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>aug 8 2017</u>
Time <u>2:30 pm</u>
Location of Hearing: Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1618 Beech st. City: st. Paul State: MN Zip: 55006

Appellant/Applicant: Terence C Derosier Email derosierfamily@mac.com

Phone Numbers: Business _____ Residence _____ Cell 651-226-5316

Signature: Terence C Derosier Date: 7/31/17

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 10596 83rd st N., Stillwater, MN 55082

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 see attachment
- Other (Fence Variance, Code Compliance, etc.) _____



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

July 21, 2017

1618 Beech Llc
10596 83rd St N
Stillwater MN 55082-8341**VACANT BUILDING REGISTRATION FEE
WARNING LETTER**

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

The fee for the vacant building located at 1618 BEECH ST is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.

DO NOT MAIL CASH

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

The full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

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

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

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

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

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

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

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

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

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Tom Friel, at 651- 266- 1906.

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

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

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: tf
vb_warning_letter 2/15

15 W Kellogg Blvd
Room 310

July 31, 2017

RE: 1618 Beech St. St Paul, MN 55106

Landlord/Owners Name: 1618 Beech LLC C/O Terence C Derosier

Owners Address: 10596 83rd St N, Stillwater, MN 55082

Renters Names: Tim & Contessa

Events:

1. Late March 2017 - Contessa dies a premature death at age 42. Common-law-husband is Tim.
2. April 2017 - Renter Tim misses April rent payment. Landlord does not pressure renter for past rent due and gives flexibility to get caught up because of bereavement.
3. May 2017 - Renter Tim misses May rent payment. Landlord tries to contact Tenant but tenants phone does not work.
4. May 15th 2017 - Landlord sends letter out to cancel month to month rental agreement. Landlord will potentially get possession of property June 30th.
5. June 12th, 2017 - Landlord gets phone call from Tim's friend Melissa. Melissa tells landlord that Tim is in Jail on work release for a parole violation. Melissa says she is moving into the house as a new roommate. Landlord tells Melissa - "No to moving in, because lease is cancelled." Melissa begins moving Tim and Contessas belongings to storage locker per Tim's instructions.
6. June 16th 2017 - Vacant building Notice is posted on door because of water and electric disconnect for non payment.
7. June 26th (circa) 2017 - water and electricity are restored. Phone call to Enforcement officer Tom Friel is made. He says the vacant building fee can be avoided if I explain the situation and work something out with Inspector Thomas. Phone message is left for Inspector Thomas with my contact information.
8. July 2017- Did not receive response from Inspector Thomas. Thought issue was resolved. Cleaned out house and property and repainted.
9. End of July 2017- received 2nd vacant building demand letter

Please consider the situation and events in this case. The tenants common-law-wife dies. He is in mourning and also now under a great financial burden with only one income earner family. The landlord goes easy on the tenant given the circumstances. The property is condemned because the water and power were shut off, not because it was sitting vacant or in disrepair for months on end.

I will get shut off notices now and then from the water department, but the tenant always gets it paid. I did not see a disconnect notice from the water department otherwise I would have contacted the tenant. I did not know Tim was in jail and on work release otherwise I would have stepped in sooner. Tenants phone number does not work.

The landlord is always the last to find out about these situations. The tenant already owes me more than \$4000 in past rents etc. Now with a vacant building fee it is really adding an unbearable financial hardship. Please rescind this vacant building fee and get me back on track with the Fire Inspector to get the house inspected and rented for September 1st.

Sincerely,

Terence C Derosier
651-226-5316