



City of Saint Paul

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

Master

File Number: RLH VBR 15-53

File ID: RLH VBR 15-53

Type: Resolution LH Vacant
Building Registration

Status: Passed

Version: 2

**Contact
Number:**

In Control: City Council

File Created: 07/14/2015

File Name: 918 Jordan Avenue

Final Action: 08/19/2015

Title: Appeal of Samuel & Posha Baker to a Vacant Building Registration Requirement
at 918 JORDAN AVENUE

Notes:

Agenda Date: 08/19/2015

Indexes: Ward - 6; Vacant Building Registration

Agenda Number: 69

Sponsors: Bostrom

Enactment Date:

Attachments: 912 Jordan Ave.SAO.6-18-15, 918-912 Jordan
Ave.Photos.6-18-15, 918 Jordan Ave.Baker
Ltr.7-30-15

Financials Included?:

Contact Name:

Hearing Date:

Entered by: andrew.crichton@ci.stpaul.mn.us

Ord Effective Date:

Approval History

Version	Date	Approver	Action
1	07/14/2015	Moermond, Marcia	Approve
2	08/11/2015	Moermond, Marcia	Approve
2	08/12/2015	Dan Bostrom	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	07/28/2015	Referred	City Council	08/19/2015		
	Action Text:	Referred to the City Council due back on 8/19/2015					
	Notes:	Robert Stein, appeared on behalf of Samuel & Posha Baker.					
		Mr. Stein: -he has an email from Posha Baker					

Inspector Rich Singerhouse, Vacant Buildings:

- this is a referral from code enforcement to the Vacant Building Program
- 6-15-15: water shut off and a Work Order for tall grass & weeds, refuse, etc.
- Inspector Dave Nelmark opened this Category 2 Vacant Building file on 6-16-15
- he inspected and found the building vacant; both the gas and water were off; the front door was kicked in; shingles were worn, loose; cracks in stucco; retaining wall leaning towards garage; rotted wood; peeling paint on windows, frames, porch & deck
- sent Summary Abatement Order to board the front door, which was boarded the next day

Mr. Stein:

- this had been Posha Baker's father's house
- the owners are appealing; Posha Baker's father passed away and she lives in Florida
- she didn't know that if the house is in foreclosure, she can't receive any proceeds from the sale
- Florida has a 1-day redemption period
- after the inspector was there on Jun 16, he contacted Ms. Baker to purchase the property from her
- on 6-20-15, he started to take care of the lawn and there was no sticker on the building at that time
- the inspector makes the property sound a lot worse than it is; it's actually a very nice house; remodeled, it's worth about \$180,000; he is going to be paying somewhere around \$100,000 for it; he makes it sound like a \$10,000 house, which is not correct
- the deferred maintenance is very easily taken care of
- Ms. Baker knows that if this is a Cat 2, he will not be interested in the property
- Ms. Baker's probate attorney is ready to start moving on this immediately if we can get it changed from a Cat 2 to a Cat 1
- questions how a house can go from Cat 0, bypass Cat 1 and go straight to a Cat 2; what happened to Cat 1?

Ms. Moermond:

- it's not a progression; it's a category; each category has a particular definition

Mr. Singerhouse:

- Cat 1 means the house is "turn-key" - ready to be occupied; no exterior deficiencies; secured by normal means; in this case, the door was kicked in; it's secured by other than normal means and there are exterior violations; it's certainly not the worst house

Mr. Stein:

- this is going to be rehabbed and sold
- we have to go thru the probate period
- is asking that it be a Cat 1, so they can probate it; there are 2 types of probate: 1) formal; and 2) non-formal; we will probably do the nonformal; it's only a 30 day wait after she has appointed a personal representative; she could not sign it over to him until 30 days after she appointed a PR

Ms. Moermond:

- is willing to entertain this sort of thing
- is wondering what level of assurance can she get that there's going to be minimal code compliance, which the Cat 2 Code Compliance Inspection would give her
- the Fire Certificate of Occupancy inspection would also give her another minimal list of compliance, if this were to be rental property; sometimes, she allows that to be used
- she needs to know that the place is ready to be occupied

Mr. Stein:

- the nonformal probate can be filed today
- during the probate period, he can guarantee that the grass would be mowed and there will be no garbage laying around, no broken windows, etc; the property will look as though someone lives there

Ms. Moermond:

- is willing to give you 45 days to get your Fire Certificate of Occupancy; if you can't get the Fire C of O, you'll need to get the code compliance inspection and do everything on that list
- will waive the Vacant Building fee for 90 days

Waive the VB fee for 90 days; grant 45 days to get Fire C of O reinstated. If not, revert back to Category 2 and a code compliance inspection will be required.

Yea: 7 Councilmember Bostrom, Councilmember Brendmoen, Councilmember
Thao, Councilmember Thune, Councilmember Tolbert, Councilmember
Finney, and City Council President Stark
Nay: 0

2 Mayor's Office 08/20/2015 Signed
Action Text: Signed

Text of Legislative File RLH VBR 15-53

Appeal of Samuel & Posha Baker to a Vacant Building Registration Requirement at 918 JORDAN AVENUE

WHEREAS, in the matter of the Appeal of Samuel & Posha Baker to a Vacant Building Registration Requirement at 918 JORDAN 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 the vacant building fee for 90 days and grant 45 days to get Fire Certificate of Occupancy reinstated; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

We are preparing this house to be sold by October at the latest. Please remove the Vacant Building Registration.