



City of Saint Paul

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

Staff Report

File Number: ALH 11-213

Introduced: 1/31/2011

Version: 1

Current Status: Filed

Matter Type: Appeal-Legislative
Hearing

Appeal of Special Tax Assessment for 1321 REANEY AVENUE for Project #: J1108A,
Assessment #: 8015 in Ward 7

Legislative Hearing Officer Recommendation

Approve the assessment and spread the payments over 2 years.

Tax Assessment Worksheet

Cost: \$160.00

Service Charge: \$140.00

Total Assessment: \$300.00

Gold Card Returned by: Elaine Fluke 337-1444

Type of Order/Fee: SA

Nuisance: TGW

Date of Orders: 10/25/10

Compliance Date: 11/01/10

Re-Check Date: 11/01/10

Date Work Done: 11/3/10

Work Order #: 10-916992

Returned Mail?:

Comments: VB File opened on 4/7/10, cat 2

History of Orders on Property:

04/08/2010 : 04/08/2010 Garbage Rubbish WO created: PA 10-219177

Garbage, rubbish, trash, or other sanitation issues at the property including carpet, door, battery and debris under and on top of deck.

04/09/2010 : Boarding WO Printed: 04/09/2010

05/27/2010 : 05/27/2010 Tall Grass WO created: PA 10-413137

Tall Grass and weeds on the property

08/31/2010 : 08/31/2010 Tall Grass WO created: PA 10-798944

Tall Grass and weeds on the property

11/01/2010 : 11/01/2010 Tall Grass WO created: PA 10-916992
Tall Grass and weeds on the property

Legislative Hearing Notes 2/1/11

Elaine Fluke and son, Shawn, appeared.

Inspector Yannarely reported that this is a Summary Abatement Order at 1321 Reaney Avenue for tall grass and weeds issued on October 25, 2010 with a compliance date of November 1, 2010. It was re-checked on November 1 and found to be non-compliant. A Work Order was sent to Parks, who performed an abatement on November 3, 2010. It's been a Category 2 Vacant Building since April 7, 2010. There is a history of five (5) Work Orders on this address. The cost is \$160 plus a service charge of \$140 for a total of \$300.

Ms. Fluke explained that they filed for bankruptcy, and they thought that the house was under their bankruptcy so they moved and were waiting for the bank to foreclose. The bank never foreclosed and won't but they didn't know until two (2) or three (3) months ago. If they had known that, they would have taken care of mowing the lawn and shoveling as they had always done. They kept getting Notices from Saint Paul but since they thought they didn't own the house anymore, they didn't do anything about the Notices. Apparently, however, they do still own the house because the bank is not going to foreclose. They are thinking about moving back to the house. She called Saint Paul offices and found out that the City intended to tear the house down; she didn't want that to happen because it's a good house. She investigated and found out the the bank, City Financial, wasn't going to foreclose.

Ms. Moermond stated that she will recommend this assessment be payable over two (2) years. She also suggested that Ms. Fluke go to the City's Real Estate Office and fill out disability paperwork, which will create a forbearance until the point of sale or ten (10) years.

Ms. Fluke stated that she talked to Dave Nelmark, who told her that there is also a fee for leaving the house vacant. She needs to know what the total would be because they want to move back in. Mr. Yannarely added that it's a Category 2 now and needs a Code Compliance inspection, etc. He added that there has been a lot of assessments on this address. Ms. Fluke said that she wants to put a lock box on it.

Ms. Moermond said that for today, she can only deal with the tall grass and weeds assessment and she will recommend it be divided over two (2) years. She will recommend also that Ms. Fluke file a deferment in the Real Estate Office because of her disability status.

Mr. Yannarely said that Ms. Fluke should call Dave Nelmark, who could go through the Code Compliance procedure with her; she will need to go through that before she can move back into the house.