



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, August 26, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Remove/Repair Orders

- 1 **RLH RR 25-23** Ordering the rehabilitation or razing and removal of the structures at 670 SIMS AVENUE within fifteen (15) days after the September 17, 2025, City Council Public Hearing.

Sponsors: Yang

Order the building removed within 15 days with no option to repair unless \$5,000 PD is posted and CCIR is applied for no later than September 10, 2025.

Kristina Kaluza, attorney o/b/o PHH, appeared via phone

Moermond: the property owner's daughter, Ximena, reached out to our office and said she can't attend because she picked up another shift at work and needs sleep. I'm looking at needing the same things we did before. James, has the property been maintained?

Supervisor James Hoffman: there's a Summary Abatement Order to cut the grass, otherwise it has been quiet.

Moermond: what I'm going to say is that they need to have an application for a Code Compliance Inspection Report in as well as the \$5,000 Performance Deposit posted by September 10th. Lacking that, I will recommend the Council order the building removed within 15 days. This has a Council Public Hearing of September 17th. If they come through with those 2 things I will ask the Council to send it back to Legislative Hearing to give some time for the other things to occur.

Kaluza: will there be some sort of summary to the borrower and her daughter?

Moermond: we'll send a follow up letter similar to the 15th.

Kaluza: can I get a copy as well, so I can reach out to Ximena as well?

Moermond: we did send one August 15th. [confirms email was correct] We'll send a follow up letter this week as well.

Referred to the City Council due back on 9/17/2025

Making Finding on Nuisance Abatements

- 2 [RLH RR 25-25](#) Making finding on the appealed substantial abatement ordered for 925 MAGNOLIA AVENUE EAST in Council File RLH RR 24-44.

Sponsors: Yang

Grant additional 180 days and continue \$5,000 PD pending submission and approval of updated work plan and proof of financing.

Brian Balsaitis, owner, appeared

Staff update by Supervisor James Hoffman: Clint reported about 80% complete, for what he can figure out without seeing permit status.

Moermond: that means we can extend your \$5,000 Performance Deposit. It's also far enough along we don't need to post another one. Can you put together a plan from where you are at now to finishing and what needs to be done, and confirming proof of funds to do the remaining work.

Balsaitis: not a problem.

Moermond: for the work plan, I'd give the full 180 days. You may not need that if you're 80% done. If you can do those things I'm happy to recommend to the Council on September 10th to grant an additional length of time. Can you have those in by next week?

Balsaitis: yes ma'am.

Referred to the City Council due back on 9/10/2025

- 3 [RLH RR 25-24](#) Second Making finding on the appealed substantial abatement ordered for 378 SIMS AVENUE in Council File RLH RR 25-5.

Sponsors: Kim

Recommendation forthcoming pending status of project on CPH date.

True Yang, owner, appeared via phone

Voicemail left for Wesley Hart at 10:04 am: this is Marcia Moermond from St. Paul City Council calling you about the follow up for 378 Sims. We have Ms. True Yang on the line. We'll conduct the hearing and send a follow up letter.

Staff update by Supervisors James Hoffman: per Inspector Zane they are at 80% completion based without full access to system to check permit status.

Yang: I just spoke with the contractor and he met with Clint and they were at 80%, but right now he completed the basement and gutters after inspection. He just needs to put in windows and do some wall repairs, and then he will schedule a final inspection.

Moermond: Council Public Hearing of September 10th. You do seem to be close to the finish line. On September 10th, do you think you'll go beyond that? I can work with a couple weeks grace period, but if it goes longer I would want an updated work plan.

Yang: I will let the contractor know. I will keep you updated.

Referred to the City Council due back on 9/10/2025

11:00 a.m. Hearings

Correction Orders

4 [RLH CO 25-8](#) Appeal of Nachman Goldberg to a Correction Order at 1809 YORKSHIRE AVENUE.

Sponsors: Jost

Layover to LH September 23, 2025 at 11 am for further discussion (need permit/zoning info from Stamp/AMANDA).

Nachman Goldberg, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: August 7 a Correction Notice was issued to owner to redirect a pop up drain to the center of property to prevent drainage to the public sidewalk. There are photos in the file.

Moermond: the letter itself appears to be dated August 13, but it does reference an August 7 inspection. I imagine that delay is due to the ongoing computer systems being down.

Goldberg: the inspector was nice and friendly. He knocked on my door and we spoke. He told me redirect to the middle of my property. I am on a hill. It isn't water coming out of my house, it is groundwater coming from 5 miles away. Moving the tank up to the middle of the hill isn't possible because the water won't go up a hill. This was done with approval from the City by a licensed contractor 3 to 4 years ago. This is what the City came up with because there's so much groundwater there has been a constant stream since I bought in 2012, trickling out of the ground out of the sidewalk. When I re-did my driveway, we wanted to find a better solution with the City to eliminate that trickle. The idea of the tank was the water collects and by June it dries up enough it goes into the tank and disperses and doesn't go on the sidewalk. Eliminates that constant stream to the sidewalk. The pop-up valve happens when there is too much rain. Due to the amount of rain this year the ground is so saturated it never dried up enough. I can take the tank out but it doesn't solve the problem because the constant trickle of rainwater will still be there. It would be worse.

Moermond: where is the tank?

Goldberg: it is in the corner of the where the driveway and grass meet. Right above where the sidewalk splits. It is ground water, it isn't a sump pump.

Moermond: how deeply is it buried?

Goldberg: my guess is maybe 5 feet, because the popup has to be above the ground. 5 feet east. According to the contractor the City had the plans and were approved by the City. I paid a lot of money for the driveway and to deal with the driveway so it

doesn't sink.

Moermond: I think we need to get that permit and some of the discussion. We are delayed. I'm thinking we can push this to September 23 and hopefully by then we will have mapping up again.

Laid Over to the Legislative Hearings due back on 9/23/2025