



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Meeting Minutes - Action Only

### Legislative Hearings

*Marcia Moermond, Legislative Hearing Officer*  
*Mai Vang, Hearing Coordinator*  
*Joanna Zimny, Executive Assistant*  
*legislativehearings@ci.stpaul.mn.us*  
*651-266-8585*

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Tuesday, February 18, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

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### 9:00 a.m. Hearings

#### Special Tax Assessments

- 1 RLH TA 25-27** Ratifying the Appealed Special Tax Assessment for property at 355 COOK AVENUE EAST. (File No. VB2505, Assessment No. 258804)
- Sponsors:** Kim
- Approve and make payable over 5 years.*
- Greg Adelman, owner, appeared via phone*
- Moermond: sounds like you got your Code Compliance Inspection Report last week.*
- Adelman: yeah, I got it last Thursday.*
- Moermond: I'm guessing you'll be doing the work soon?*
- Adelman: I've been dealing with my heat at my house that went out. I'll be working soon. Clint said you can't pull permits online?*
- Supervisor Hoffman: yeah, hard no. Has to be done in person.*
- Moermond: you're currently 7 months into the billable year and have a fair bit of work to do. I don't think you'll get it done quickly in terms of the fee. Normally I wouldn't prorate a fee if you're in the program more than six months of the year. Then the full fee is owed. Your Council Public Hearing is tomorrow and we're already 7 months in. At the earliest I think you'll be 8 or 9 months into the billable year before you're done. My recommendation in that case is approval of the full fee. I can make it payable over 5 years if that's helpful.*
- Adelman: that would be helpful. I did make notes from our last hearing. Something about a rehab loan?*
- Moermond: you'd have to go online for Planning and Economic Development. I'd start with Neighborhood Development Corporation. If you're done by June you'll have no fee for the next year. If you aren't, you can appeal that. If you want to dispute my recommendation you can email, register to testify by phone if done before noon today, or come in person tomorrow.*

*Adelmann: I don't object.*

**Referred to the City Council due back on 2/19/2025**

- 2 RLH TA 25-53** Ratifying the Appealed Special Tax Assessment for property at 1540 MINNEHAHA AVENUE EAST. (File No. VB2506, Assessment No. 258805)

**Sponsors:** Johnson

*Recommendation forthcoming on proration of VB fee pending issuance of CC cert with corrections (LHO to talk to Building inspector).*

**Referred to the City Council due back on 3/19/2025**

- 3 RLH TA 25-97** Ratifying the Appealed Special Tax Assessment for property at 1106 ALBEMARLE STREET. (File No. J2510T, Assessment No. 258520)

**Sponsors:** Kim

*Approve the assessment.*

*[Note: assessment was paid by PO 2/19/25]*

**Referred to the City Council due back on 4/2/2025**

- 4 RLH TA 25-83** Ratifying the Appealed Special Tax Assessment for property at 1826 CHARLES AVENUE. (File No. J2511R, Assessment No. 258519)

**Sponsors:** Jalali

*Layover to LH April 1, 2025 at 9 am. If RC taxation records are updated, delete assessment. If not, reduce assessment from \$389 to \$225. (CPH 4/2)*

**Referred to the City Council due back on 4/2/2025**

- 5 RLH TA 25-87** Ratifying the Appealed Special Tax Assessment for property at 836 ENGLEWOOD AVENUE. (File No. J2511R, Assessment No. 258519)

**Sponsors:** Bowie

*Approve and make payable over 4 years.*

**Referred to the City Council due back on 4/2/2025**

- 6 RLH TA 25-85** Ratifying the Appealed Special Tax Assessment for property at 605 FRONT AVENUE (Vacant Lot). (File No. J2510T, Assessment No. 258520)

**Sponsors:** Kim

*Delete the assessment.*

**Referred to the City Council due back on 4/2/2025**

- 7 RLH TA 25-84** Ratifying the Appealed Special Tax Assessment for property at 940 GOODRICH AVENUE. (File No. J2511R, Assessment No. 258519)

**Sponsors:** Noecker

*Delete the assessment.*

**Referred to the City Council due back on 4/2/2025**

- 8 [RLH TA 25-100](#) Ratifying the Appealed Special Tax Assessment for property at 2177 LINCOLN AVENUE. (File No. J2506T, Assessment No. 258511)

**Sponsors:** Jalali

*Refer back to LH March 4, 2025 at 9 am. PO to send in videos/photos for review by LHO.*

**Referred to the City Council due back on 2/19/2025**

- 9 **RLH TA 25-96** Ratifying the Appealed Special Tax Assessment for property at 1155 REANEY AVENUE. (File No. J2511R, Assessment No. 258519)

**Sponsors:** Yang

*Continue CPH to September 10, 2025. If no same or similar violations, reduce assessment from \$389 to \$195 and make payable over 5 years, otherwise approve in full and make payable over 5 years.*

**Referred to the City Council due back on 4/2/2025**

- 10 **RLH TA 25-101** Ratifying the Appealed Special Tax Assessment for property at 42 ST ALBANS STREET SOUTH, UNIT 1B. (File No. J2511R, Assessment No. 258519)

**Sponsors:** Noecker

*Delete the assessment.*

**Referred to the City Council due back on 4/2/2025**

**Special Tax Assessments**

**10:00 a.m. Hearings**

- 11 **RLH TA 25-90** Ratifying the Appealed Special Tax Assessment for property at 1467 ASHLAND AVENUE. (File No. J2511R, Assessment No. 258519)

**Sponsors:** Bowie

*Approve the assessment.*

**Referred to the City Council due back on 4/2/2025**

- 12 **RLH TA 25-89** Ratifying the Appealed Special Tax Assessment for property at 864 CASE AVENUE. (File No. J2512R, Assessment No. 258522)

**Sponsors:** Yang

*Delete the assessment.*

**Referred to the City Council due back on 4/2/2025**

- 13 RLH TA 25-92** Ratifying the Appealed Special Tax Assessment for property at 1319 GALTIER STREET. (File No. J2512R, Assessment No. 258522)  
**Sponsors:** Kim  
*Delete the assessment.*  
**Referred to the City Council due back on 4/2/2025**
- 14 RLH TA 25-91** Ratifying the Appealed Special Tax Assessment for property at 2002 JAMES AVENUE. (File No. J2506E, Assessment No. 258305)  
**Sponsors:** Jost  
*Layover to LH March 18, 2025 at 10 am for discussion and review of work plan. PO to submit work plan for approval by COB March 11, 2025.*  
**Referred to the City Council due back on 3/19/2025**
- 15 RLH TA 25-95** Ratifying the Appealed Special Tax Assessment for property at 327 MAPLE STREET. (File No. J2506E, Assessment No. 258305)  
**Sponsors:** Johnson  
*Approve the assessment.*  
**Referred to the City Council due back on 3/19/2025**
- 16 RLH TA 25-82** Ratifying the Appealed Special Tax Assessment for property at 1114 MARGARET STREET. (File No. J2511T, Assessment No. 258523)  
**Sponsors:** Johnson  
*Layover to February 20, 2025 at 10 am.*  
**Laid Over to the Legislative Hearings due back on 2/20/2025**
- 17 RLH TA 25-93** Ratifying the Appealed Special Tax Assessment for property at 304 RYAN AVENUE. (File No. J2510T, Assessment No. 258520)  
**Sponsors:** Noecker  
*Delete the assessment.*  
**Referred to the City Council due back on 4/2/2025**
- 18 RLH TA 25-94** Ratifying the Appealed Special Tax Assessment for property at 304 RYAN AVENUE. (File No. J2512R, Assessment No. 258522)  
**Sponsors:** Noecker  
*Approve the assessment.*  
**Referred to the City Council due back on 4/2/2025**
- 19 [RLH TA 25-88](#)** Ratifying the Appealed Special Tax Assessment for property at 125 WINTER STREET. (File No. J2512R, Assessment No. 258522)

**Sponsors:** Bowie

*Rescheduled to LH 2/20 at 10 am.*

**Laid Over to the Legislative Hearings due back on 2/20/2025**

### Special Tax Assessments-Rolls

- 20 RLH AR 25-19** Ratifying the assessment for Rubbish and Garbage Clean Up services during October 7 to 23, 2024. (File No. J2511R Assessment No. 258519)
- Sponsors:** Jalali
- Referred to the City Council due back on 4/2/2025**
- 21 RLH AR 25-20** Ratifying the assessment for Tall Grass and Weed Removal services during October 14 to 22, 2024. (File No. J2510T Assessment No. 258520)
- Sponsors:** Jalali
- Referred to the City Council due back on 4/2/2025**
- 22 RLH AR 25-21** Ratifying the assessment for Rubbish and Garbage Clean Up services during October 28 to November 8, 2024. (File No. J2512R Assessment No. 258522)
- Sponsors:** Jalali
- Referred to the City Council due back on 4/2/2025**
- 23 RLH AR 25-22** Ratifying the assessment for Tall Grass and Weed Removal services during October 24 to November 6, 2024. (File No. J2511T Assessment No. 258523)
- Sponsors:** Jalali
- Referred to the City Council due back on 4/2/2025**

### 1:00 p.m. Hearings

#### Vacant Building Registrations

- 24 [RLH VBR 25-4](#)** Appeal of Ozzy Zachran, O.I.G. Holdings, to a Vacant Building Registration Notice at 383 TORONTO STREET.
- Sponsors:** Noecker
- Layover to February 25, 2025 at 1 pm for further discussion after Fire Inspector visit 2/21.*
- Laid Over to the Legislative Hearings due back on 2/25/2025**
- 25 RLH VBR 25-7** Appeal of Pastor Roger Barcus to a Vacant Building Registration Notice at 677 CALIFORNIA AVENUE EAST.
- Sponsors:** Kim

*Waive VB fee for 90 days (to May 1, 2025) and allow permits to be pulled. If Fire C of O is reinstated prior to May 1, grant appeal and release from VB program.*

**Referred to the City Council due back on 3/5/2025**

- 26 RLH VBR 25-9** Appeal of Abah Mohamed to a Vacant Building Registration Requirement and Notice of Condemnation and Order to Vacate at 576 LEXINGTON PARKWAY NORTH.

**Sponsors:** Bowie

*Grant appeal and release property from VB program and grant to April 18, 2025 for compliance.*

**Referred to the City Council due back on 3/5/2025**

### 1:30 p.m. Hearings

#### Orders To Vacate - Fire Certificate of Occupancy

- 27 RLH VO 25-4** Appeal of Glen Rank, on behalf of Millenium, to a Fire Certificate of Occupancy Revocation and Order to Vacate at 1596 HEWITT AVENUE.

**Sponsors:** Jalali

*Grant to June 1, 2025 for compliance.*

**Referred to the City Council due back on 3/5/2025**

### 2:00 p.m. Hearings

#### Fire Certificates of Occupancy

- 28 [RLH FCO 25-8](#)** Appeal of Navid Amini to a Fire Certificate of Occupancy Correction Notice at 342 KELLOGG BOULEVARD WEST.

**Sponsors:** Bowie

*Layover to LH March 4, 2025 at 2 pm.*

**Laid Over to the Legislative Hearings due back on 3/4/2025**