



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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

Tuesday, July 22, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Special Tax Assessments

- 1 [RLH TA 25-294](#) Ratifying the Appealed Special Tax Assessment for property at 427 AURORA AVENUE. (File No. J2522R, Assessment No. 258555) (Public hearing continued to August 6, 2025)

Sponsors: Bowie

Approve the assessment. Continue CPH to August 6, 2025.

Hue Tran, owner, appeared via phone

Tan Yan Kim, Vietnamese interpreter, appeared

Moermond: I was looking for an invoice because the photos didn't look too bad in my assessment. I didn't see work that would have got to a \$669 assessment. I do see an hour billed out for the cleanup.

[Hue Tran called into hearing]

[Moermond gives background of appeals process]

Tran: as a reviewed the email you sent me with photos, the photos weren't of my property.

Moermond: what property DO you own in that neighborhood?

Tran: the address is 432 University Avenue.

Moermond: this is a parking lot area and I show the owner as Hue Tran at an address in Woodbury.

Tran: that is the correct name.

Moermond: the orders were for these vacant lot areas.

Tran: the building next to it, the address is also 427.

Moermond: do you own the parking lot?

Tran: yes, I own the parking lot.

Moermond: Ms. Martin, the address of 427? How did inspectors come up with that as the address?

Martin: when you pull it up under "0" address, it shows 427 Aurora and 429 Aurora, which are the parking lots.

Moermond: when investigating the empty lot that is the address the City has for it.

Tran: when I received the photos they are the parking lot of that building.

Moermond: the buildings are all located along University, and each of the buildings has a lot on the other side of the alley behind them, it is all parking. We're only talking about the parking lot associated with YOUR University Avenue business.

[further appeal options and interpretation/translation option discussed]

Staff report by Supervisor Lisa Martin: March 19, 2025 we issued the Summary Abatement Order to clean up the property. The compliance date was March 26, 2025. No appeal filed nor returned mail. Total assessment for the cleanup is \$669.

Moermond: were orders issued for just her portion of the parking lot, or the entire length of the sidewalk?

Martin: the other parking lot at 429 Aurora had orders issued as well.

Moermond: that would be the corner of Aurora and Arundel. Why are you appealing today?

Tran: because it was so cold in March, by April I was the one who went to clean up every 2 weeks. I didn't see the City come out and clean up.

Moermond: did you receive the photos and packet sent by Joanna Zimny?

Tran: I did receive that but I didn't receive the mail.

Moermond: it was sent to Woodbury.

Tran: I didn't check the mail. If I did receive it with that amount I wouldn't have let it happen. That is a large amount. In April I'm the one that cleaned up all the trash.

Moermond: I have photos from the contractor showing it was a mess when they got there and clean when they left.

Tran: I don't remember the day or month, but I remember in April I came down to the property and cleaned up all the trash.

Moermond: it must have been different trash because when the crew arrived April 7 it was a mess and when they left it was cleaned up.

Tran: there are homeless people that use my parking lot to stay. The City wasn't able to do anything and there is also a bar and they drink and throw cans over to the parking lot.

Moermond: I don't understand how that makes a difference in who should rake up the branches and the plastic bags and cans. It is still your property.

Tran: I didn't see the City clean it up on my behalf, and now you charge me a lot of money.

Moermond: we sent you photos, you don't have to be present to witness the cleanup. You did receive an order in the mail, you said you may or may not have opened it.

Martin: the City shows there was an unsheltered large encampment on the southeast corner of the property on Aurora. The City crew did pick up some mattresses, bedding, clothing, bags and other miscellaneous items that they didn't charge the property owner for.

Tran: what kind of cleanup did you do that you charge me almost \$700? Around that time, it was still cold but when the weather was warmer I went to the property and cleaned it myself.

Moermond: I appreciate that but we live in Minnesota and we have to keep our property clean all 12 months of the year. I am going to recommend this assessment is approved, you are more than welcome to appeal further at Council.

This is our third attempt to have this conversation, June 17, July 8, and today. Your Council Public Hearing is scheduled tomorrow, I will ask them to continue this to August 6 in case you want to talk to them. Then we will have notice to get an interpreter for you. Please let us know by August 1, so we can schedule an interpreter for August 6.

Tran: one question, on August 6 if I come to City Hall will there be a charge for me to pay? The almost \$700?

Moermond: there is no charge to talk to City Council.

Tran: I would like to come to Council August 6.

Moermond: we will send an email to confirm, would you want that to be in English, Vietnamese or both?

Tran: both. My brother will read.

Moermond: we'll go ahead and order an interpreter now for August 6.

Referred to the City Council due back on 7/23/2025

2 RLH TA 25-331 Ratifying the Appealed Special Tax Assessment for property at 869 CLARK STREET. (File No. J2524R, Assessment No. 258563)

Sponsors: Kim

Recommendation forthcoming.

Thi Thu Ha Phan, owner, appeared
Tan Yan Kim, Vietnamese interpreter, appeared
Trang Pham, sister, appeared

[Moermond gives background of appeals process]

Staff report by Supervisor by Lisa Martin:

Kim: the sister is speaking on her behalf.

Staff report by Supervisor Lisa Martin: on both properties a Summary Abatement Order was issued April 10, 2025 to remove tree branches from the vacant lots. Compliance date of April 17, we did recheck and the work wasn't done. We sent a work crew to both properties. The total assessments were \$2699 for 869 Clark and \$2624 for 875 Clark. We do have a long history at these vacant lots. Orders were sent to owners at 903 Burr Street and no returned mail.

Moermond: looking at the photos I do see quite a bit of wood, maybe trees were cut down.

Pham: she just immigrated here from Vietnam 2 years ago. Her son lives in 903. My mom had dementia and she normally stayed with her to take care of her so she didn't check the mail. The boy is stupid and didn't pay attention and check the mail, so we didn't see it. The issue is after the winter came and we were going to clean up the lot and hire someone to cut the tree, it is on a high hill so we couldn't see the issue there. The people had time to come cut and maybe got busy and didn't have time to finish. We didn't see the letter. We tried to clean up the lot and have it hauled away. He was just going to come back when he had time, it was still cold in April.

Moermond: I heard you say the mail DID go to 903 Burr which is the owner's official address with Ramsey County taxation?

Pham: yes. Only her son lived there at 903 Burr. She stayed with my mom at 923 and she didn't pay attention to the mail at 903 for a while.

Moermond: I understand. Looking at Ramsey County taxation you bought the properties April 12, 2024 and at that time you told Ramsey County to send mail and taxes to 903 Burr.

Ha Phan: what month was that?

Moermond: there's a different purchase date for each of the properties.

Ha Phan: which property was sent to 903 Burr?

Moermond: both of them. We're printing out the record for you now. While that's happening, you were talking about hire someone to do the work and going by to check to see if it was done or not. I'm confused about what was going on with the top of the hill where you said you couldn't see. Did they not clean that up? Or you later got the order and were going to check if it was done? What was happening?

Pham: we asked my relative to cut the tree when they had time. He did come when he had time and cut it down and we think when he finished he still had to come and he

just cut it and didn't remove the tree there. We didn't have any notice. We normally walk by that property, but is really a high hill so we don't see things up there. At the time it was still cold so we don't pay much attention to that lot. We didn't have time to do it in April.

Moermond: the work wasn't done, obviously. Looking back, we have talked in the past and you've got help from Mr. Douglas Anderson. You told us this was a family transfer of property and at that point in time the seller, which was family, you purchased from didn't tell you about a pending assessment and there was some confusion around that. This was in January about notification issues. 7 months ago. That assessment got deleted.

Pham: we didn't buy from a relative, we bought from an agent.

Moermond: from what I was told in the hearing the relative sold to the agent who sold to you.

Pham: no, we only had the agent who sold to us. The relative is the one who went to cut the trees. We didn't buy from a relative.

Moermond: all the same, we did talk about notification issues in January. Seven months ago. That got deleted.

Pham: my address was 923 and its 923 here, and when I received the letter.

Moermond: here's what happened with timing on these. For 869 and 875 Clark when the properties were sold the address on the sales record is 923 Burr. Between that sale and the present, the address was changed to 903 Burr as the mailing address with the County. We didn't change that. We'll ask the County when that was changed and by whom. You didn't get notice at 923—

Pham: my understanding is we contact the mail at 923 but in end of 2024 we registered homestead at 903 and we didn't mention anything about the lot but I think the system may have updated everything when we changed the address for 903.

Moermond: that isn't likely. I understand that's your theory but we need to ask the County. We are talking about more than \$5,000. I can't work off a theory. Who changed it to 903? It belongs to you and it is a legal address information to send mail too, and you chose not to open the mail and delegate to your son didn't open the mail. Neither of those are good signs. I'm happy to look more into it to straighten out the legal niceties, but this isn't looking great for you.

Pham: we know that is our mistake. That's why we didn't take care of it properly, but last month when I received the mail from the other lot, we tried to check the lot and we had to clean up the tall grass and then we just finished cutting it a few days ago.

Moermond: so you took care of the property the other day. That's good.

Pham: we were trying to cut the tree but unfortunately we didn't do it at the time it was cold. He said he'd still come back to work.

Moermond: I understand, but the City said the work needed to be done, it wasn't done. The City hired a crew to go out and clean it up and it cost the City a lot of money to cleanup these properties. What I'm willing to look at is any information about the

address situation at the County but your inability to open the mail to check on basics of the property is not the responsibility of every other taxpayer in the City to cover the cost of this work. If you had 923 and it somehow got changed to 903 without your knowledge I need to take that into account, but also balance that with the fact the other is your property as well.

What I'm wondering, for what purpose did you buy these empty lots? It seems like they're hard to maintain. Putting in a house? A garden? For what purpose are you paying taxes on this property in the long run?

Pham: she'd just come here and she has two sons and the agent sold both lots at a discount, really low compared to the market. We did cut the branches this year to maintain it. We didn't ignore your notice; we didn't see the mail. We hope you had some waiver for us. When we pay taxes it just goes to the address on the plot so we didn't receive the mail for the tax statement. We are thinking to clean the lots or maybe sell or sell to my brother who is a builder. From now on we try to check the mail frequently. If anything in the past you can give us a waiver for, we really know now we need to cleanup and maintain the lot carefully.

Moermond: a \$5,400 waiver is extraordinary for a mistake on your part. But I don't want to recommend this assessment be approved if it wasn't a mistake on your part. That's why I need to do the research with Ramsey County.

If I end up asking the Council to approve these I assume making them payable over time would be helpful versus one large sum. Perhaps 5 or 7 years?

Moermond: Ms. Martin has looked into 903 and 923 Burr records and the findings weren't great.

Martin: 903 Burr we had a complaint regarding the stairs not being to code, dangerous entry into building, and building inspector said it was existing property so we wouldn't get involved. 923 Burr doesn't have a permit either, a garage addition and someone's husband was going to call and get a permit. We need to do some research with the building department about the status of those properties.

Pham: we went to ask about a tag for 923 and we did the permit properly, I don't know how it says no permit.

Moermond: there is a building permit, the question is whether work was started before the permit was pulled. The more important piece is work was done in 2021 without a permit and a stop work order was issued. I see a different understanding of the permit process between 2021 and 2024 but this is not great.

Pham: the longer the better.

Moermond: we'll find out what the County has to say. We have an email address for Doug Anderson, would you like us to use yours as well. Would you like that translated into Vietnamese?

Pham: you can write in English.

Moermond: your Council Public Hearing is September 3, so won't rush but have something to you by mid-August.

Referred to the City Council due back on 9/3/2025

3 RLH TA 25-332 Ratifying the Appealed Special Tax Assessment for property at 875 CLARK STREET. (File No. J2524R, Assessment No. 258563)

Sponsors: Kim

Recommendation forthcoming.

Thi Thu Ha Phan, owner, appeared

Tan Yan Kim, Vietnamese interpreter, appeared

Trang Pham, sister, appeared

[Moermond gives background of appeals process]

Staff report by Supervisor by Lisa Martin:

Kim: the sister is speaking on her behalf.

Staff report by Supervisor Lisa Martin: on both properties a Summary Abatement Order was issued April 10, 2025 to remove tree branches from the vacant lots. Compliance date of April 17, we did recheck and the work wasn't done. We sent a work crew to both properties. The total assessments were \$2699 for 869 Clark and \$2624 for 875 Clark. We do have a long history at these vacant lots. Orders were sent to owners at 903 Burr Street and no returned mail.

Moermond: looking at the photos I do see quite a bit of wood, maybe trees were cut down.

Pham: she just immigrated here from Vietnam 2 years ago. Her son lives in 903. My mom had dementia and she normally stayed with her to take care of her so she didn't check the mail. The boy is stupid and didn't pay attention and check the mail, so we didn't see it. The issue is after the winter came and we were going to clean up the lot and hire someone to cut the tree, it is on a high hill so we couldn't see the issue there. The people had time to come cut and maybe got busy and didn't have time to finish. We didn't see the letter. We tried to clean up the lot and have it hauled away. He was just going to come back when he had time, it was still cold in April.

Moermond: I heard you say the mail DID go to 903 Burr which is the owner's official address with Ramsey County taxation?

Pham: yes. Only her son lived there at 903 Burr. She stayed with my mom at 923 and she didn't pay attention to the mail at 903 for a while.

Moermond: I understand. Looking at Ramsey County taxation you bought the properties April 12, 2024 and at that time you told Ramsey County to send mail and taxes to 903 Burr.

Ha Phan: what month was that?

Moermond: there's a different purchase date for each of the properties.

Ha Phan: which property was sent to 903 Burr?

Moermond: both of them. We're printing out the record for you now. While that's happening, you were talking about hire someone to do the work and going by to check

to see if it was done or not. I'm confused about what was going on with the top of the hill where you said you couldn't see. Did they not clean that up? Or you later got the order and were going to check if it was done? What was happening?

Pham: we asked my relative to cut the tree when they had time. He did come when he had time and cut it down and we think when he finished he still had to come and he just cut it and didn't remove the tree there. We didn't have any notice. We normally walk by that property, but is really a high hill so we don't see things up there. At the time it was still cold so we don't pay much attention to that lot. We didn't have time to do it in April.

Moermond: the work wasn't done, obviously. Looking back, we have talked in the past and you've got help from Mr. Douglas Anderson. You told us this was a family transfer of property and at that point in time the seller, which was family, you purchased from didn't tell you about a pending assessment and there was some confusion around that. This was in January about notification issues. 7 months ago. That assessment got deleted.

Pham: we didn't buy from a relative, we bought from an agent.

Moermond: from what I was told in the hearing the relative sold to the agent who sold to you.

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Moermond: all the same, we did talk about notification issues in January. Seven months ago. That got deleted.

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Moermond: here's what happened with timing on these. For 869 and 875 Clark when the properties were sold the address on the sales record is 923 Burr. Between that sale and the present, the address was changed to 903 Burr as the mailing address with the County. We didn't change that. We'll ask the County when that was changed and by whom. You didn't get notice at 923—

Pham: my understanding is we contact the mail at 923 but in end of 2024 we registered homestead at 903 and we didn't mention anything about the lot but I think the system may have updated everything when we changed the address for 903.

Moermond: that isn't likely. I understand that's your theory but we need to ask the County. We are talking about more than \$5,000. I can't work off a theory. Who changed it to 903? It belongs to you and it is a legal address information to send mail too, and you chose not to open the mail and delegate to your son didn't open the mail. Neither of those are good signs. I'm happy to look more into it to straighten out the legal niceties, but this isn't looking great for you.

Pham: we know that is our mistake. That's why we didn't take care of it properly, but last month when I received the mail from the other lot, we tried to check the lot and we had to clean up the tall grass and then we just finished cutting it a few days ago.

Moermond: so you took care of the property the other day. That's good.

Pham: we were trying to cut the tree but unfortunately we didn't do it at the time it was cold. He said he'd still come back to work.

Moermond: I understand, but the City said the work needed to be done, it wasn't done. The City hired a crew to go out and clean it up and it cost the City a lot of money to cleanup these properties. What I'm willing to look at is any information about the address situation at the County but your inability to open the mail to check on basics of the property is not the responsibility of every other taxpayer in the City to cover the cost of this work. If you had 923 and it somehow got changed to 903 without your knowledge I need to take that into account, but also balance that with the fact the other is your property as well.

What I'm wondering, for what purpose did you buy these empty lots? It seems like they're hard to maintain. Putting in a house? A garden? For what purpose are you paying taxes on this property in the long run?

Pham: she'd just come here and she has two sons and the agent sold both lots at a discount, really low compared to the market. We did cut the branches this year to maintain it. We didn't ignore your notice; we didn't see the mail. We hope you had some waiver for us. When we pay taxes it just goes to the address on the plot so we didn't receive the mail for the tax statement. We are thinking to clean the lots or maybe sell or sell to my brother who is a builder. From now on we try to check the mail frequently. If anything in the past you can give us a waiver for, we really know now we need to cleanup and maintain the lot carefully.

Moermond: a \$5,400 waiver is extraordinary for a mistake on your part. But I don't want to recommend this assessment be approved if it wasn't a mistake on your part. That's why I need to do the research with Ramsey County.

If I end up asking the Council to approve these I assume making them payable over time would be helpful versus one large sum. Perhaps 5 or 7 years?

Moermond: Ms. Martin has looked into 903 and 923 Burr records and the findings weren't great.

Martin: 903 Burr we had a complaint regarding the stairs not being to code, dangerous entry into building, and building inspector said it was existing property so we wouldn't get involved. 923 Burr doesn't have a permit either, a garage addition and someone's husband was going to call and get a permit. We need to do some research with the building department about the status of those properties.

Pham: we went to ask about a tag for 923 and we did the permit properly, I don't know how it says no permit.

Moermond: there is a building permit, the question is whether work was started before the permit was pulled. The more important piece is work was done in 2021 without a permit and a stop work order was issued. I see a different understanding of the permit process between 2021 and 2024 but this is not great.

Pham: the longer the better.

Moermond: we'll find out what the County has to say. We have an email address for Doug Anderson, would you like us to use yours as well. Would you like that translated into Vietnamese?

Pham: you can write in English.

Moermond: your Council Public Hearing is September 3, so won't rush but have something to you by mid-August.

Referred to the City Council due back on 9/3/2025

4 RLH TA 25-314 Ratifying the Appealed Special Tax Assessment for property at 1119 EDGERTON STREET. (File No. J2524R, Assessment No. 258563)

Sponsors: Kim

Delete the assessment.

Rachel Tarrats, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: April 22, 2025 a Summary Abatement Order was sent to remove and dispose of tree logs and branches from rear property. Compliance date of April 29, reinspected April 29 and it wasn't done. Work crew went out May 2, 2025 and the property owners met Inspector Westenhofer and said they were appealing so this is a trip charge only. They filed an appeal May 13 under RLH SAO 25-41

Tarrats: my wife went into the City Council and did the in person application for appeal and it is stamped April 25. I actually met with the team that came out and I told them I'd submitted a successful appeal, and they didn't believe me because no one had contacted them. We appealed because we needed more time. I don't think we should have to pay for a trip charge due to the miscommunication between the office and the driver/work crew.

I believe it was a Monday because we got it on a Friday and my wife went in right away Monday am to file the appeal.

Moermond: the appeal is date stamped April 28, and in that case the crew should not have been deployed. These automatically get sent to Department of Safety & Inspections so it was a communication problem between inspector and work crew. I'll recommend this is deleted.

Referred to the City Council due back on 9/3/2025

5 RLH TA 25-334 Ratifying the Appealed Special Tax Assessment for property at 506 EDMUND AVENUE. (File No. J2524R, Assessment No. 258563)

Sponsors: Bowie

Delete the assessment.

Voicemail left at 9:24 am: this is Marcia Moermond from St. Paul City Council calling Deborah Dotson about your appealed tax assessment for 506 Edmund Avenue for \$389. In reviewing the file I found some missing paperwork so I will recommend the City Council delete the assessment, which means when the Council Public Hearing happens September 3 they will delete it and no further invoice forthcoming. Any questions reach to our office information on how to do that is in your July 17 email.

Referred to the City Council due back on 9/3/2025

- 6 **RLH TA 25-311** Ratifying the Appealed Special Tax Assessment for property at 694 WESTERN AVENUE NORTH. (File No. J2523R, Assessment No. 258557)

Sponsors: Bowie

Delete the assessment.

Law Schuelke, owner, appeared via phone

Moermond: it looks like we have a trip charge for sending a crew out and in reviewing your file beforehand it was apparent not all the paperwork was here. I have no photo demonstrating the items listed in the Summary Abatement Order was still there before the crew went out so I will recommend deletion.

Scheulke: I accept.

Referred to the City Council due back on 8/20/2025

- 7 **RLH TA 25-312** Ratifying the Appealed Special Tax Assessment for property at 704 WESTERN AVENUE NORTH. (File No. J2523R, Assessment No. 258557)

Sponsors: Bowie

Delete the assessment.

Law Schuelke, o/b/o owner, appeared via phone

Moermond: it looks like we have a trip charge for sending a crew out and in reviewing the file beforehand it was apparent not all the paperwork was here. I have no photo demonstrating the items listed in the Summary Abatement Order was still there before the crew went out so I will recommend deletion.

Scheulke: I accept.

Referred to the City Council due back on 8/20/2025

10:00 a.m. Hearings

Special Tax Assessments

- 8 **RLH TA 25-303** Ratifying the Appealed Special Tax Assessment for property at 1030 FREMONT AVENUE. (File No. CRT2510, Assessment No. 258209)

Sponsors: Johnson

Reduce assessment from \$389 to \$239.

Rebecca Nguyen, owner, appeared via phone

Moermond: this is follow up after our discussion a couple of weeks ago. Due to staff

error I am going to recommend the service charge is deleted, which brings you down from 398, down to \$239. We also have an update in case you haven't been to the property recently

Martin: huge history here with vehicles, dog feces, and we have open complaints about vehicles in backyard and growing marijuana in the back yard. These will all be getting Excessive Consumption fees for excessive use of City services.

Moermond: back yard a disaster, and you'll want to remove those plants.

Referred to the City Council due back on 8/20/2025

- 9 RLH TA 25-313** Ratifying the Appealed Special Tax Assessment for property at 1745 NEVADA AVENUE EAST. (File No. J2502A, Assessment No. 258564)

Sponsors: Yang

Approve the assessment and make payable over 5 years.

No one appeared

Moermond: there's a note saying they'd like it spread over 5 years and won't be attending the hearing. This is for removal of a dangerous tree. I will recommend the Council makes that \$6,214 spread over 5 years.

Referred to the City Council due back on 9/3/2025

Special Tax Assessments-ROLLS

- 10 RLH AR 25-72** Ratifying the assessment for Rubbish and Garbage Clean Up services during April 15 to May 14, 2025. (File No. J2524R, Assessment No. 258563)

Sponsors: Noecker

Referred to the City Council due back on 9/3/2025

- 11 RLH AR 25-73** Ratifying the assessment for Miscellaneous Abatement services during February to May 2025. (File No. J2502A, Assessment No. 258564)

Sponsors: Noecker

Referred to the City Council due back on 9/3/2025

11:00 a.m. Hearings

- 12 [RLH VO 25-15](#)** Appeal of Crystal Van Canneyt, Ramsey County Case Manager, on behalf of Richard Polly, to a Notice of Condemnation as Unfit for Human Habitation & Order to Vacate at 1872 CLEAR AVENUE.

Sponsors: Yang

Deny the appeal and grant to August 4, 2025 to vacate property.

Crystal Van Canneyt, Ramsey County Case Manager on behalf of Richard Polly, appeared via phone

Moermond: I understand you have found him some place to go?

Van Canneyt: I have to get ahold of them again today for an update but he's been looking at Summit Hill Senior Living. They assisted with an MA application last week and Carly was going to meet with him Thursday to get a few additional proofs. During that process they found out he does have some sort of retirement account, so starting as private pay and then go to waiver. He could get moved in as private pay and submit his MA application to move to elderly waiver once his other funds are depleted. I haven't connected with her yet today for an update.

Moermond: I need to put a time certain on when he needs to be out of that house and can no longer be living there. I'm thinking Monday August 4.

Van Canneyt: that should work. I can circle back with Summit about what they were waiting on and if they received them. I know they were waiting for medical records. One question, once he has out will he still have access to his home to remove items?

Moermond: he would, if something happens that the building needs to be secured like a boarding, he can remove the board. He can't move back in, but it is his property. I'm a little worried due to the gross about taking items with him to Summit.

Van Canneyt: they provide it furnished so it would just be personal items. We're trying to figure out how to get it cleared out and then maybe sell. Still talking about long-term plans.

Moermond: have him focus on things he wants to keep, it won't be horribly expensive to have it "junked out" and let the rest go.

Voicemail left for Polly at 11:31 am: this is Marcia Moermond from St. Paul City Council calling you about your appeal. I have Crystal Van Canneyt on the line. My recommendation is to have you move out no later than August 4. Crystal will be following up with you and also Carly with Summit Hill. Hopefully this goes smoothly for you. I think Crystal continues to be the best contact if you have questions.

Referred to the City Council due back on 8/6/2025

1:00 p.m. Hearings

Vacant Building Registrations

- 13 [RLH VBR 25-29](#) Appeal of Zoltan Pusenyak to a Vacant Building Registration Notice at 1024 MINNEHAHA AVENUE EAST.

Sponsors: Johnson

Deny the appeal.

Referred to the City Council due back on 8/6/2025

1:30 p.m. Hearings

Orders To Vacate - Fire Certificate of Occupancy[RLH VO 25-16](#)

Appeal of James Marshall, tenant, to a Fire Correction Notice, which includes Condemnation and Order to Vacate at 740 DAYTON AVENUE, UNIT B-4.

Sponsors: Bowie

Layover to LH August 12, 2025 at 1:30 pm for further discussion after new Fire inspection.

James Marshall, tenant, appeared

[Moermond gives background of appeals process]

Moermond: looks like we have a condemnation and order to vacate which is a serious matter. It was hard to tell from the photos the situation going on with the ceiling.

Marshall: that was my first worry, but I've been in that room 3 years. I figured out it wasn't as fragile as it looks.

Staff report by Supervisor Der Vue: this is a multi-unit building with 18 units. March 28, 2025 our office received a complaint the ceiling had cracks and leaks and there was a hole in the roof. The inspector did do an inspection and orders were issued to find the source of the leak and to repair the ceiling. It had extensive water damage and the exterior roof we could see rotting and deterioration. Based on the photos it looks like the sheetrock is also rotting and has visible cracks. That was the end of March. A reinspection was done July 8 and there was no changes or repairs done.

Marshall: and finding of the source of leak?

Vue: right, we didn't receive anything from the property owner. The inspector did move forward and condemned the unit as uninhabitable with orders to vacate.

*Marshall: I made the call. I probably should have done a rent escrow, but I'm not familiar with this situation. I called the inspector he came out and inspected and that's where I told him from what I know it is coming from a hole in the roof somewhere. There's probably more than 1 hole. I went to the building manager, landlord, whoever and asked them to stop the leak and they said it wasn't priority. I didn't know rent escrow would have probably been the more accurate way to do this, that's when the whole process went through with the inspector. I'm in a very uncomfortable position myself to the point where I'm almost content with living there because I don't want to be in a shelter. That's the basis of my staying. As far as repairs, there's no way to fix the ceiling without repairing the cause of the leak. That's where I was confused about the whole process. What is going to happen first? It can't just be the ceiling coming down. That's just a ploy to get me out of the room, what's the point when it isn't even a priority? I'm stuck in a catch-22. I never thought I'd be in this position because of housing incompetence. I can take blame but I shouldn't have to suffer at the same time. I'm looking for as much mercy as I can get. For the longest time I've been getting the sh*t end of things. The best thing I can do is try and get the best outcome for my situation.*

Moermond: are you paying rent?

Marshall: as of now, I have stopped due to low income. When I was paying I was making steady payments. I've spent \$14,000 on the 3 years living there. That gives me chills. I have to get out of that place so I have a place for my kids to come.

Moermond: have you talked to SMRLS?

Marshall: I did, but I was going through the situation where he was trying to take my keys from me. He ended up changing the locks on the outside of the building, so I had to call SMRLS and enforce my rights. That was just that one situation.

Moermond: that's called a lock out and its covered in State law.

Marshall: after that I didn't see him around anymore. He disappeared. I honestly hadn't seen him until yesterday. It was like 2 am I left my room to go downstairs to the fridge and I heard this door close right when my door did. I saw him, it was just odd. I didn't say anything. Why are you like trolling me or following me. I didn't understand that.

Moermond: is this Ken Brown?

Marshall: yeah. Who is the owner?

Moermond: Best Personal Care Services, LLC.

Marshall: Ken must own that?

Moermond: Maybe. Its an LLC. He could be part owner. It could be an employee. Hard to say. We need to get some better information. This letter appears to be automatically generated?

Vue: the inspection in early July which prompted the second letter.

Moermond: I'd like to see more of what's going on, maybe see what is going on with other parts of the building.

Marshall: there are units in the place that are missing a ceiling. There is serious stuff going on. The room I am in, I don't understand—there's the yearly inspection that's supposed to happen I'm assuming? Or is it every other year?

Moermond: it depends on the building itself. The City gives ratings, so if it had an A rating, they will inspect every 6 years. A Bad building would be every year. If someone is getting a Section 8 certificate, then they inspect every year on top of what the City does. I think we need to look at just more than your unit. You need to be in contact with SMRLS. Specifically, if you're withholding rent, you want the Court to ok that. They can give proper legal guidance on that. We'll see what kinds of orders come out from Fire Inspections, because that would be a good basis for tenants of the building to show that there IS a problem with the building. You'll need that. We'll pause the condemnation and give it a couple weeks to get inspectors in. We'll have fresh orders and photos. In the meantime you can stay put. If your unit is condemned, you shouldn't have to pay rent at all. SMRLS can give advice on that as well, but you need to make sure you're taking the proper steps so you don't get yourself in trouble.

I don't know these owners at all. They didn't pay their property taxes last year. They owe \$15,000 from last year and haven't paid their May taxes this year. I don't know

what that means for their long-term intent.

Vue: are you in unit B4?

Marshall: yes.

Vue: the inspector will schedule something in a couple weeks, I'll make sure you get a copy of that notice.

Marshall: via mail? Or email?

Vue: I can do both. We'll get fresh eyes and want to see the extent of the ceiling on interior and exterior, and do one throughout the building as well.

Moermond: I'll continue this to August 12 and hopefully we'll have more solid information to go on.

Laid Over to the Legislative Hearings due back on 8/12/2025