



# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
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## Master

File Number: RLH TA 11-462

File ID: RLH TA 11-462

Type: Resolution LH Tax  
Assessment Appeal

Status: Passed

Version: 3

Contact  
Number:

In Control: City Council

File Created: 11/28/2011

File Name: 394 CLIFTON STREET

Final Action: 01/04/2012

Title: Ratifying and Spreading the Appealed Special Tax Assessment for Real Estate  
Project No. VB1201, Assessment No. 128800 at 394 CLIFTON STREET

### Notes:

Agenda Date: 01/04/2012

Agenda Number: 65

Sponsors: Thune

Enactment Date:

Attachments: 394 Clifton St.Fleming Ltr.pdf

Financials Included?:

Contact Name:

Hearing Date:

Entered by: Joe.Yannarely@ci.stpaul.mn.us

Ord Effective Date:

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	12/06/2011	Referred	City Council	01/04/2012		
	<p><b>Action Text:</b> Referred to the City Council due back on 1/4/2012</p> <p><b>Notes:</b> 11/15/11: No show; approve the assessment.</p> <p>12/6/11: Forthcoming; stay enforcement thru Jan 15, 2012</p> <p>RE: 394 Clifton (single family)</p> <p>Kristin Quinlan, owner, appeared.</p> <p>Inspector Joe Yannarely:</p> <ul style="list-style-type: none"> <li>- has been a Category 2 Vacant Building since Jul 29, 2010</li> <li>- referred by Certificate of Occupancy Program</li> <li>- new Code Compliance Report Inspection issued Nov 8, 2011</li> <li>- assessed a Vacant Building fee for \$1,100 plus serv chg \$150 = \$1,250</li> </ul> <p>Ms. Quinlan:</p> <ul style="list-style-type: none"> <li>- wants to have VB fee waived</li> <li>- purchased home Aug 26 as a first time home buyer</li> <li>- had been in house doing painting, carpeting, etc., so that she could move in</li> <li>- ended up with a letter and business card with info that had never been disclosed to her</li> </ul>						

- she called and got in touch with Mr. Dornfeld
- she got the inspection done right away; paid fee out of pocket so that she could move forward
- went to DSI and spoke with Mr. Hawkins
- a previous inspection had been forwarded to her (addressed to previous owner)
- Mr. Hawkins recommended that she do as much as she could and she did that
- now, the new inspection report is bigger than the first one
- bought it from BM Benito J Penmentel, who might be out of the country now; they never lived in the home; always rented it
- neighbors tell her there were always problems with the previous owner; last tenant skipped out in the middle of the night
- has been in touch with Jim to clarify things
- now, her savings are being depleted
- a Truth in Sale of Housing was not provided to her; she believes it was provided to her realtor, Peter Donovan, Coldwell
- she is questioning all of the professionals involved with this situation (selling agent, Realty Executives, title company-Executive Title Services Inc, and realtor)
- she made calls to the city's foreclosure person, non-profits, Attorney General's Office, etc., trying to find out how to pursue this
- her realtor continues to deny that he knew anything about this
- has some savings left; maybe a couple of months before she is finished; she and her kids need a home

Inspector Joel Essling:

- Truth in Sale of Housing, dated 10-1-10 states that the property was a Category 2 Registered VB
- the seller/real estate agent should have provided a copy of the inspection report (Reid Soley forwarded a copy to Ms. Quinlan along with one of the previous owner's last abatement orders)

Ms. Moermond:

- if Appellant pursues legal action in this matter, then, she would be willing to consider a radical reduction or elimination of the assessment
- by pursuing this civilly, it validates for her that this wasn't properly disclosed to the Appellant
- will lay this over to give Appellant a chance to work on legal action
- will ask the Department of Safety and Inspections (DSI) to allow permits to be pulled
- enforcement will be stayed thru Jan 15, 2012
- her recommendation is forthcoming

2 City Council 01/04/2012 Adopted Pass  
Action Text: Adopted  
Notes: Moermond stated this is a simple amendment to spread over two years.

Krenik stated there have been no public complaints against his property; it was only Essling (inspector). (Krenik was on for 1270 Cleveland SAO 11-42)

Thune closed the public hearing and moved to approve spreading the assessment over two years.

3 Mayor's Office 01/12/2012 Signed  
Action Text: Signed

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