



# 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*  
*Jean Birkholz, Hearing Secretary*  
*Mary Erickson, Hearing Secretary*  
*legislativehearings@ci.stpaul.mn.us*  
*651-266-8560*

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Tuesday, March 12, 2013

9:00 AM

Room 330 City Hall & Court House

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### 9:00 a.m. Hearings

#### Remove/Repair Orders

- 1 [RLH RR 13-9](#) Ordering the rehabilitation or razing and removal of the structures at 1054 CENTRAL AVENUE WEST within fifteen (15) days after the February 20, 2013 City Council Public Hearing. (To be laid over at City Council to February 26, 2013 Legislative Hearing and March 20, 2013 City Council public hearing)

**Sponsors:** Carter III

*Remove the building within 30 days with no option for repair.*

*Ms. Moermond:*

*- asked was there a code compliance*

*Owner:*

*- he cancelled that. The consensus that the rehab value of the house would not support the work that has to be done*

*- he guesses it will be torn down*

*- he kept a small cabinet shop in that house*

*- he needs a couple of weeks or a month to get the tools and building materials out of the house*

*- without seeing it, Home Vectors outfit said it will be about \$70,000, which is not enough to cover all the bases*

*Ms. Moermond:*

*- asked about the bid tab on the demolition*

*Mr. Magner:*

*- responded he does not have it with him, but it is not a big house*

*Ms. Moermond:*

*- asked does he have a place to move his tools*

*Owner:*

*- he rented a storage unit*

*- he does not have a place to work*

- he has until the end of the month to sort things out

Ms. Moermond:

- this will be in front of the Council on March 20
- she will recommend the property be removed
- the next question is how long. When the Council orders the project removed, that is the time the owner will have to take care of that
- he will have 15 to 30 days to remove the materials
- he has more time because there will be a hazardous materials assessment of the property

Mr. Magner:

- after the Mayor sign it, there are 30 days
- once they send the notice to proceed, anything left on the site will be considered abandoned and the contractor will remove it

Ms. Moermond:

- she will recommend 30 days to give the owner a decent time period to take care of things.

Owner:

- the hazardous materials are already gone
- there is nothing in the structure itself
- there is no asbestos

Ms. Moermond:

- the owner will have the cost of the demolition plus anything he owes
- he needs to add those two things together and figure out if it is greater than the value of the parcel or less in terms of keeping it

Owner:

- the value of the lot is \$11,000 or \$12,000 in 2013
- he owes more than that

Mr. Magner:

- taxation places the market value of \$12,300 on the land
- there is also the liability issue of the demolition assessment cost

**Referred to the City Council due back on 3/20/2013**

**2**      [RLH RR  
13-12](#)

Ordering the razing and removal of the structures at 1220 VIRGINIA STREET within fifteen (15) days after the March 6, 2013 City Council Public Hearing.

**Sponsors:**      Brendmoen

RE: 1220 Virginia St (single family)

Michael Russo and another appeared.

Ms. Moermond:

- saw you at the public hearing last week and you had just gotten notification of the proceedings with the City Council

- you provided a fair bit of information that was scanned and made a part of the record
- essentially, what you showed me was that you are buying the property on a Contract for Deed; that contract needs to be properly registered with the County
- it's not registered in Mr. Russo's name at the county

Mr. Russo:

- he bought the property and paid cash, in full, on Oct 3, 2011 from a real estate company out of TX
- he was promised that the deed would follow in 2 weeks; he still doesn't have the deed and he doesn't know how to go about getting it at this time
- he paid back taxes on the property

Steve Magner, Vacant Buildings:

- all the city laws go back to state law; state law says that the county of record are going to maintain the information of ownership
- according to the records, this property is owned by E. H. Pooled 211 LP - the last party to register a Warranty Deed
- if E. H. Pooled agreed to sell Mr. Russo the property and took funds in return for the property, their obligation was to provide Mr. Russo a Warranty Deed, which then, Mr. Russo would file with Ramsey County (certifying he was the owner of record)
- he has 2 courses of action: 1) seek legal counsel and file a claim against E. H. Pooled for the Warranty Deed; or 2) seek legal counsel and have them quiet the title; either of those options are a requirement of Mr. Russo
- city staff can't give legal advice

Mr. Russo:

- he's put on addition and a lot of other work plus landscaping;
- it was a Category 2 VB; now, a Cat 3 VB
- there are no hazardous issues - it functions properly
- has a current Code Compliance Certificate, Jun 26, 2012
- the VB inspector put on the computer that he purchased this home illegally, which stopped everything
- he will need some time to straighten out this matter since E. H. Pooled is out of TX
- he's getting slow responses
- he has been in the hospital most of the winter - very ill - almost died twice; thinks he's doing OK now
- he may have to sue

Ms. Moermond:

- wants to give him a chance to sort this out; needs to see some progress

**Laid Over to the Legislative Hearings due back on 3/26/2013**

**3 RLH RR  
13-15**

Ordering the rehabilitation or razing and removal of the structures at 423 JESSAMINE AVENUE EAST within fifteen (15) days after the April 3, 2013, City Council Public Hearing.

**Sponsors:** Brendmoen

*Remove the building within 15 days with no option for repair.*

*3-18-13: The confirmation letter to Streamline Real Estate Inv LLC, PO Box 431047, Brooklyn Park MN 55443 has been returned. PO closed, unable to forward.*

Referred to the City Council due back on 4/3/2013

- 4      **RLH OA**  
         **13-46**      Making recommendation to the Ramsey County Commissioners on the application of Jon R. Wendt, for repurchasing the tax-forfeited property at 170 FARRINGTON STREET.

Sponsors:      Carter III

*Approve the repurchase.*

Referred to the City Council due back on 4/3/2013

- 5      **RLH OA**  
         **13-44**      Making recommendation to the Ramsey County Commissioners on the application of Wells Fargo Financial Minnesota, Inc., for repurchasing the tax-forfeited property at 614 HUMBOLDT AVENUE.

Sponsors:      Thune

*Approve the repurchase.*

Referred to the City Council due back on 4/3/2013

- 6      **RLH OA**  
         **13-45**      Making recommendation to the Ramsey County Commissioners on the application of Emad Abed on behalf of RKL Landholding, LLC, for repurchasing the tax-forfeited property at 1563 UNIVERSITY AVENUE WEST.

Sponsors:      Stark

*Deny the application for repurchase.*

Referred to the City Council due back on 4/3/2013

## 11:00 a.m. Hearings

### Summary Abatement Orders

- 7      [RLH SAO](#)  
         [13-10](#)      Appeal of Bee Vue to a Summary Abatement Order at 825 UNIVERSITY AVENUE WEST.

Sponsors:      Carter III

*Owner missed hearing; called to reschedule.*

*Recommendation is forthcoming.*

*3/12/13: No one appeared.*

*Ms. Moermond:*

*-checked the code and building lacks fire c of o and it does constitute a nuisance and subject to nuisance abatement*

*-deny appeal unless owner rescheduled*

*-On March 20 PH*

*-grant until close of business on March 22 for compliance*

Referred to the City Council due back on 3/20/2013

**Orders To Vacate, Condemnations and Revocations (NONE)**

**1:30 p.m. Hearings**

**Fire Certificates of Occupancy**

- 8      **RLH FCO**      Appeal of Jan Parker to a Correction Notice - Re-Inspection Complaint at  
**13-56**                      1382 JULIET AVENUE.
- Sponsors:*      Tolbert
- Grant up to 3-inch variance if owner can get the basement bedroom ceiling height to 6 feet 9 inches; grant 90 days for compliance.*

**Referred to the City Council due back on 4/3/2013**

- 9      [RLH FCO](#)      Appeal of Isaac Erickson to a Fire Inspection Correction Notice at 556  
[13-58](#)                      WHEELLOCK PARKWAY EAST.
- Sponsors:*      Brendmoen
- Owner called to reschedule.*

**Laid Over to the Legislative Hearings due back on 3/26/2013**

- 10      **RLH FCO**      Appeal of Charles Cory, on behalf of Big Steer Meats, to a Re-Inspection  
**13-59**                      Fire Certificate of Occupancy With Deficiencies at 1766 MINNEHAHA  
                                 AVENUE EAST.
- Sponsors:*      Lantry
- Grant a 13-inch variance on the ceiling height on the conditions that 1) owner install a door closer for the door between the main business building and the storage building; and 2) provide a clearance of at least 9 inches for the full cinder block all the way around.*

**Referred to the City Council due back on 4/3/2013**

**2:30 p.m. Hearings**

**Vacant Building Registrations (NONE)**