



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED

JUL 14 2020

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)

Tuesday, _____

Time _____

Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 589 Gotzian St City: St. Paul State: MN Zip: 55106

Appellant/Applicant: JL Ventures / Nikki Knapp Email: landoflakespropertymgmt@gmail.com

Phone Numbers: Business (612) 310-7301 Residence _____ Cell _____

Signature: Nikki Knapp Date: 7/7/2020

Name of Owner (if other than Appellant): JL Ventures

Mailing Address if Not Appellant's: 405 Park Avenue Mahomedji, MN 55115

Phone Numbers: Business (612) 310-7301 Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

Comments: Our property has only been vacant since 3/31/2020. I had tried to email Mr. James Thomas on 3/5/20 to re-schedule the fire inspection. He showed up anyway and spoke to the tenant - so he knew it was occupied at that time. He then sent another inspection letter on 5/15/20 for June 4, 2020. Yes the home was vacant then - the owner was cleaning the mess and painting. The home is now listed for sale. Our maintenance man did miss that 6/4/20 inspection which was our error. →

The home has always been locked with a lock box on the door since the tenants moved out. The grass has been mowed continually as well. We believe this was marked as a vacant building in error and would like it removed please.

I also understand it is past the 10 days of appeals. This paperwork went to the owner not the management company (me.) as you can see I started emailing James Thomas (fire inspector) on 1/26/20 - with no response.

Thank you in advance.

Nikki Knapp
Property Manager
012-310-7301

St. Paul.gov

appeal

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Wagner, Manager of Code Enforcement



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

June 19, 2020

Jl Ventures Iv Llc
12450 Janero Ave N
Hugo MN 55038-9219

City Clerk

COSI-

260-8585

to file an appeal

Customer #:1483415
Bill #: 1505532

VACANT BUILDING REGISTRATION NOTICE

The premises at **589 GOTZIAN ST** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,127.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Payment must be received by July 19, 2020.

You may pay this registration fee online by going to online.stpaul.gov and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , James Hoffman, at 651- 266- 1947 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, James Hoffman, at 651- 266- 1947.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magnér
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: jh
vb_registration_notice 11/14

651-266-1947

City of Saint Paul
 Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM

Date: _____

Address of Property: _____

Planned disposition of this building (please check one):

- I plan to rehabilitate this structure commencing (date): _____
- I plan to demolish (wreck and remove) this building by (date): _____
- I am willing to authorize the City of Saint Paul to demolish and remove this building(s).
- This building is **vacant as a result of fire damage**. The fire occurred on (date) _____.

I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

Responsible Party: Persons/organizations who will ensure compliance with the ordinance:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
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Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
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All persons listed here will receive letters for the annual fee renewal. *Also use this form to de-register your interest.*

<p>_____ Print Your Name (legibly)</p> <p>_____ Signature</p> <p>_____ Address</p> <p>_____ City State Zip</p> <p>_____ main contact telephone alternate phone</p> <p>_____ Email address (print legibly)</p>	<p>INSTRUCTIONS: \$2,127.00 Registration Fee <i>Complete and return this form via us mail or email: DSIVacantbuildings@ci.stpaul.mn.us</i></p> <p><i>Include the \$2,127.00 registration fee, ONLY if it is now due. For questions, call 651-266-8989.</i></p> <p>Make checks payable to: City of Saint Paul <i>Make Payment online or mail payment to:</i></p> <p style="text-align: center;"> City of Saint Paul Department of Safety and Inspections Code Enforcement – Vacant Buildings 375 Jackson Street, Suite 220 St. Paul, MN 55101-1806</p> <p><i>Credit Card payment accepted online or in person, or by Fax: 651-266-9124</i></p> <p style="text-align: center;">Thank you for your cooperation</p>
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City of Saint Paul
Department of Safety and Inspections
Vacant Buildings Program
Requirements, Regulations and Information

The Council of the City of Saint Paul has adopted ordinances regulating vacant and unoccupied structures.

You must register this building with St. Paul Department of Safety and Inspections, Vacant/Nuisance Buildings Code Enforcement Unit if the building is unoccupied and:

1. Unsecured, or
2. Secured by other than normal means (boarded), or
3. A dangerous structure, or
4. Condemned as uninhabitable, or
5. Condemned or Vacated by Fire Marshal Certificate of Occupancy Program, or
6. Has multiple housing or Building Code violations, or
7. Is condemned and illegally occupied, or
8. Has been unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

Registration Requirements

1. Submit the enclosed Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
2. Disclose all pertinent ownership information.
3. Disclose all pertinent lien-holders.
4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
5. Pay the annual Vacant Building Registration fee within 30 days of receiving this letter. **If the registration fee is not received within 45 days of the due date the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.**

NOTE: If the building is vacant due to a fire, you may have a 90 day exemption from the registration fee. You must still submit the enclosed Vacant Building Registration Form within 30 days informing us of your plans for the building to qualify for this exemption. At the end of 90 days your rehabilitation must be complete OR you must pay the registration fee.

6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

Owners, agents, assignees and all responsible parties are required to comply with the following requirements of the Saint Paul Legislative Code:

1. Keep all buildings secure.
2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris.
3. Cut grass and weeds.
4. Remove snow and ice from sidewalks.

Sale Requirements – Contact the Vacant Buildings section, 651-266-8989, for full details. There is a fee for the Sale Review Process.

VB1 – Current registration and fees; notify the City; restore utilities.

VB2 – No sale without City approval. Requirements include: current registration and fee payments, code compliance report, cost estimate for all repairs, a schedule for completion of the repairs, and proof of financial capability to complete all repairs.

VB3 – No sale without a Certificate of Code Compliance or Certificate of Occupancy.

Land of Lakes Property Management

Date	7/6/20	Moved in 1/1/17	2017 CRP	13200	2244
Tenant	Lanisha Sanders	Rent \$1100	2018 CRP	12245	20
Address	569 Gotzian St. Paul MN 55106	SD \$1100	Paid 12/23 \$500 Cash	Paid 600.00 12/29/16	2019 CRP
Phone	651-983-2296				7855.75
Property PID	33 29 22 14 0092	Ramsay County			

lease addendum received 2019

Expenses												
Total	January	February	March	April	May	June	July	August	September	October	November	December
Insurance												
Taxes												
Mortgage												
Assessments												
Association Dues												
Utilities												
Other Expenses												
Total Expenses												

Rent													
2017 RENT	Total	January	February	March	April	May	June	July	August	September	October	November	December
Total													
2019 RENT	Total	January	February	March	April	May	June	July	August	September	October	November	December
Rent Owed	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00
Rent Paid	\$ 7,033.75	\$ 1,100.00	\$ 479.00	\$ 479.00	\$ 529.00	\$ 575.00	\$ 605.00	\$ 605.00	\$ 575.00	\$ 575.00	\$ 575.00	\$ 883.75	\$ 575.00
Extra Payments	\$ 5,019.00		\$ 621.00	\$ 621.00	\$ 621.00	\$ 575.00	\$ 605.00		\$ 817.50	\$ 575.00			\$ 575.00
EA													
Total Balance	\$ (983.75)	\$821.00	applied to 2018	\$763 (334 to cover 2018 back rent)									
		EA 1/8/19		City Payment	Raised Rent								

2019 RENT	Total	January	February	March	April	May	June	July	August	September	October	November	December
Rent Owed	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00									
Rent Paid	\$ 3,450.00	\$ 1,150.00		\$ 2,300.00									
EA													
Total Balance	\$ -												

Notice Given - Moving 3/31/2020
 8777 Coffman Path
 Inver Grove Heights, MN 55076
 SD Returned 4/13/2020 \$850.00

Date	Amount	Depreciable Y/N	Description:
Total Depreciable	\$ -		
Total NonDeprecial	\$ -		
Total Other Expe	\$ -		

New Message

Cancel

To: Lanisha Sanders

*** Fri, Mar 27, 9:15 AM

*texts from
tenant on
58 a
gotzian*

Tap to Download

60701135348_2D...

3.0 MB

Hi. This needs to be cleaned up ASAP. Thanks

*** It is been & the fire department stopped by yesterday for an inspection yesterday? Said you were supposed to be there for it?



Text Message



New Message

Cancel

To: Lanisha Sanders

to be there for it?

That's strange. I canceled that months ago.

Did they come through?

He came but I wasn't aware of an appt so he didn't come in & said would contact you

Ok thanks

Wed, Apr 8, 11:42 AM

Are you completely out of



Text Message





3/26/20 - Inspection Re-Schedule

3/26/20 9:43 AM

Nikki Knapp <landoflakespropertymgmt@gmail.com>
To: "Thomas, James (CI-StPaul)" <james.thomas@ci.stpaul.mn.us>

Thu, Mar 5, 2020 at 9:43 AM

Good Morning.

I would like to postpone the inspection for 589 Gotzian St originally scheduled for 3/26/20. The tenant has given her 30 day notice this month and I know she will be packing and the house will be a mess for inspection. I would prefer to wait until April when she is out if we could.

Please let me know a re-schedule date.

Thanks -
Nikki Knapp

Nikki Knapp <landoflakespropertymgmt@gmail.com>
To: "Thomas, James (CI-StPaul)" <james.thomas@ci.stpaul.mn.us>

Fri, Mar 27, 2020 at 9:46 AM

Good Morning. This message was sent to you back on 3/5 regarding the inspection on 589 Gotzian. You must not have received it as the tenant said that you showed up for inspection. Sorry for the confusion.

Nikki Knapp
[Quoted text hidden]



589 Gotzian - vacant building

10:00 AM

Nikki Knapp <landoflakespropertymgmt@gmail.com>
To: "Thomas, James (CI-StPaul)" <james.thomas@ci.stpaul.mn.us>

Fri, Jun 26, 2020 at 9:28 AM

Good morning.

I was just notified from the owner of 589 Gotzian that he received a vacant building notice - category 1 with a \$2200 bill. I have not received any paperwork for this property recently, nothing about it being a vacant building. The inspector said it was going to a Bradford, whom is not the owner.

This is a house that I manage. The tenants moved out only 2 months ago. We have been cleaning it as they left it a disaster. The owner is not renting the home again - in fact it is being listed for sale this upcoming weekend.

If you could please remove the vacant building status. As we were cleaning and getting home ready to sell. Please get back to me when you get a chance.

Thanks so much
Nikki Knapp
Property Manager

Nikki Knapp <landoflakespropertymgmt@gmail.com>
To: "Thomas, James (CI-StPaul)" <james.thomas@ci.stpaul.mn.us>

Mon, Jun 29, 2020 at 9:26 AM

Hello James

I just wanted to make sure you received my below email regarding 589 Gotzian Street. I am the property manager for James Hall (JL Ventures) the owner of the property. We would like the property removed from the vacant building list please. We have listed the property for sale - it has only been vacant less than 2 months while we cleaned the home to get ready for sale.

Thanks in advance.
Nikki Knapp
Property Manager
612-310-7301
[Quoted text hidden]