

LICENSE HEARING MINUTES
Grand Finn Alley Apts, LLC, 2140 Grand Ave.
Monday, April 26 2021, 10:00 a.m.
Room 330 City Hall, 15 Kellogg Boulevard West
Nhia Vang, Deputy Legislative Hearing Officer

In light of the COVID-19 health pandemic, a remote hearing was held by telephone or other electronic means. It was called to order at 10:03 a.m. A roll call was made to confirm attendees.

Staff Present: Eric Hudak, Yaya Diatta, and of the Department of Safety and Inspections (DSI), Nhia Vang, Janis Peterson, and Dominique Archibald of the Offices of the St. Paul City Council

Licensee: Bradley Nelson, Applicant/Owner

License Application: Parking Ramp (Private)

Other(s) Present: Patty Hartmann, Tammy Thomas, David Gibson

Legislative Hearing Officer Nhia Vang made introductory comments about the hearing process: This is an informal legislative hearing for a license application. This license application required a Class N notification to inform neighbors and the District Council about the application and provide them with an opportunity to submit comments. The City received correspondence of concern/objection, which triggered this hearing.

The hearing will proceed as follows: DSI staff will explain their review of the application and state their recommendation. Next, the applicant will be asked to discuss his business plan. Members of the community will also be invited to testify as to whether they object to or support the license application. At the end of the hearing, the Legislative Hearing Officer will develop a recommendation for the City Council to consider. The recommendation will come before the City Council as a resolution on the Consent Agenda; the City Council is the final authority on whether the license is approved or denied.

There are three possible results from this hearing: 1) a recommendation that the City Council issue this license without any conditions; 2) a recommendation that the City Council issue this license with agreed upon conditions; or 3) a recommendation that the City Council not issue this license but refer it to the city attorney to take an adverse action on the application, which could involve review by an administrative law judge.

Minutes:

Eric Hudak of the Department of Safety and Inspections (DSI) gave a staff report. He informed that the application is an effort to gain compliance of the existing parking structure; there was not a license issued when the parking ramp was built in 2017 and was likely an oversight at the time of construction. Section 417 of the St Paul Legislative code requires operators who engage in the business of keeping, conducting or operating any parking garages to obtain a license. The application was submitted by the owner, Bradley Nelson, on February 2, 2021. The Department of Safety and Inspections (DSI) mailed notice to neighbors and community organizers on

February 22, 2021. There was only one comment received in response to the mailed notice. Because the applicant has satisfied all of the requirements and qualifications to obtain the license, the Department of Safety and Inspection is recommending that the license be issued accordingly.

Building is not applicable; Zoning is recommending approval; and DSI is recommending approval with no conditions.

Ms. Vang asked Bradley Nelson to talk about the business: history, hours of operation, number of employees, etc. The parking structure is an open, two level private parking garage that is only accessible to residents of the adjoining apartment building. There is lighting throughout as well security cameras. The bottom level of the parking ramp has 19 stalls and is accessible to pull in and out with no gate, or arms. The second level has eight stalls. The parking garage is also equipped with a vehicle lift/elevator for second floor parking. There are two separate entries. The last inspection of the structure is unknown, but the owner believes the last inspection was in 2020. There are no fees associated with parking in the ramp, and residents likely have assigned parking spaces. If there is such a situation of theft, the resident would contact the property manager and be advised to file a police report.

Ms. Vang opened up the hearing for public input from interested parties, including inviting Mr. Bradley Nelson an opportunity to first respond. She will read any submitted emails or letters into the record if the objector is not in attendance.

David Gibson, 2153 Lincoln Ave, St. Paul, MN 55105, who sent in the email of objection which triggered the hearing was invited first to testify. Since he is in attendance, Ms. Vang did not read his email but asked him to testify. (Note: Said email was made part of the record.) Mr. Nelson, the property owner, advised the hearing officer and objectors that there is a misunderstanding of use – the parking ramp has enjoyed the same use since 2017, and is only available for the use of private residents of the adjoining apartment building. It will not be for public use.

Mr. Gibson rescinded his objection to the license application as he misunderstood the use of the parking ramp. Because the use will not change, Mr. Gibson rescinded his objection.

The next objector Tammy Thomas of the Mac Groveland Neighborhood was asked to testify. Ms. Thomas rescinded her objection to the license application as the use of the parking structure will not change.

The last objector was invited to testify. Ms. Patty Hartmann of the Mac Groveland Neighborhood rescinded her objection to the license application as the use of the parking structure will not change.

Mr. Nelson re-informed the objectors that the use of the structure will not change and that the parking ramp has enjoyed the same use since 2017.

Ms. Vang stated that after reviewing the records and testimonies from all parties, she agrees with the Department of Safety and Inspection's recommendation to not impose conditions at this time.

She will recommend to the City Council that they approve the license with no conditions. Her recommendation will appear on the Council's Agenda under consent.

The hearing was adjourned at 10:31 a.m.