



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, March 16, 2021

9:00 AM

Remote Hearing

2 [SR 21-45](#)

Review Request of Jody Heller to a Ratifying the Appealed Special Tax Assessment for property at 382 PIERCE STREET (File No. J2016A, Assessment No. 208524) adopted by Council on February 17, 2021 under File No. AR 20-73.

Sponsors: Jalali

Continue PH to September 15, 2021. If no same or similar violations, reduce assessment from \$478 to \$239. (CPH April 7, 2021)

*Jody Heller, o/b/o Midcontinental Management, appeared via phone
Frank French, o/b/o Midcontinental Management, appeared via phone*

Moermond: this was ratified due to an error on our part.

Staff report by Supervisor Joe Yannarely: this is for a summary abatement order to remove or dispose all overflowing recycling and garbage sitting by the bins. Orders were sent January 22, 2020, with a compliance date of January 29. Rechecked on January 30 and the work was done by Parks January 30 for a total proposed assessment of \$478. Letters were mailed to occupant, Mauzy Properties, Chris Mauzy 19950 Dodd Blvd Ste 102, Lakeville MN 55044, 382p LLC c/o Mauzy Properties, 10127 Bridgewater Pkwy, Woodbury MN 55129. There is some history of orders on the property. There was alley trash abatement by the owner November 12, 2019, and dumping picked up by Public Works March 19, 2019.

Moermond: and you have the pictures and video from Mai Vang?

French: yes, we have one picture and the videos. I appreciate taking the time to listen to us. We took over managing this building on March 1, 2020, just a couple weeks before Covid. We believe we've done a stellar job since; we've reduced the calls to the City. We changed rubbish and recycling service and have a caretaker there every day. I'm also talking on behalf of the ownership who bought in October 2019 and have worked hard since to change its image and clean it up and make it part of the community in that area. We'd appreciate some consideration on how far this has come. I think the assessment is a bit over top, maybe some consideration in reducing it. I'd be challenged in saying it should go away because you saw what you saw. But I know the owners could use every penny to put back into the property. We've all been challenged since Covid hit. When people lost jobs and were staying at home there's been an influx of people who have upgraded their apartments and we've been inundated with extra trash throughout the year. That's important to consider as well if the City

sees escalation of items around multi-family units. It is something we're hard pressed to control.

Moermond: I see current ownership purchased October 19, 2019 for \$790,000. This is a 10-unit building and as you can tell by the photos the problem wasn't dumping it was just an ill maintained area where garbage and recycling was located. It looks like the recycling containers contained trash as well. I understand you want to see it reduced, that comes at a cost to the other taxpayers. It's a subsidy for the management of your building, you get that part? Is that justifiable in this case? I can see my way clear to a reduction if we continue to see a well-managed building, but I'm a taxpayer maintaining my property. You get where I'm coming from.

French: is your property a single family home?

Moermond: yes it is.

French: do you have a dumpster or cart?

Moermond: a cart. The point is the City is paying to subsidize the clean-up if it is reduced. That amount is being paid for by other taxpayers, not by your owner.

French: I understand.

Moermond: we'll put this in front of council on April 7, 2021. Mr. Yannarely, I don't see any other violations since this time, do you?

Yannarely: just alley trash from November of 2019.

Moermond: so right after acquisition. Let's go ahead and if there are no same or similar violations through September 15, 2021 we will reduce in half. That's a good incentive to keep things moving along as well as they have been under your management.

French: we appreciate your consideration.

Received and Filed