



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final Legislative Hearings

Marcia Moermond, Legislative Hearing Officer
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651-266-8560

Thursday, October 25, 2012

2:00 PM

Room 330 City Hall & Court House

2:00 p.m. Hearings

Orders To Vacate, Condemnations and Revocations

[RLH VO](#) [12-113](#)

Appeal of Christine Wessels to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 417 CLARENCE STREET.

Sponsors: Lantry

Deny the appeal and vacate immediately. (Tenant must remove personal belongings from the property by the close of business on Friday, November 2, 2012).

417 Clarence Street (single family)

Present:

Christine Wessels, Appellant
Ovid Paech, Ms. Wessels' uncle
Leanna Shaff, Fire Inspector Supervisor
Ericka Minus, Social Worker with House Calls

Ms. Moermond:

- this is an emergency condemnation based on conditions at the home*
- this hearing prompted by an appeal filed*

Ms. Shaff:

- complaint came in on October 18, 2012 at 3:19 p.m. from Ms. Wessels*
- assigned to Inspector Bill Beumer*
- Beumer was not able to make entry until October 22*
- multiple life safety and habitability issues were found*
- everything from raw sewage in the basement, a multitude of electrical issues, a toilet that is not secured and floor is wet around it - subfloor damage*

Ms. Wessels:

- stated she was a carpenter for 20 years*
- floor joists are rotted and the toilet cannot be bolted to the floor*
- she has been using a neighbor's (Dawn Keller) restroom facilities*
- the house went into foreclosure and US Bank donated the house to Substance of Hope (??)*
- she has paid \$1700 in the last 8 weeks*
- Sheldon Grady of Robbinsdale, is the Property Manager*
- she is the one who called the inspector*

Ms. Moermond:

- asked who the owner is

Ms. Shaff:

- Substance of Hope Foundation, 2622 W. Jackson Blvd, Suite 202, Chicago, IL 60612
- Inspector Beumer did some investigation into Substance of Hope and found they have no assets and no debt

Ms. Wessel :

- talked to a man named Kenny at Substance of Hope a couple of times; he said he was the CEO
- phone number for Substance of Hope is 708-670-2307
- Kenny offered her \$127 if she would ??? - #67; she told him she declined his offer
- she found they have not paid a single bill
- she came there homeless
- thought she may be able to do some fixing at the house w/her carpentry skills
- US Bank donated the property

Ms. Moermond:

- wondered if there was an agreement between US Bank and the organization
- US Bank should be apprised of the situation

Ms. Wessel:

- it was supposed to be a shelter for veterans in crisis but then Mr. Grady contacted her niece on Craig's list and offered her a room
- niece told Grady she was not a veteran and he said that was OK
- niece told Ms. Wessel (she had lost her home of 20 years) about it
- Mr. Grady told her it was going to be a home for women in crisis

- Sheldon Grady was paid in cash and he gave receipts
- does not have a lease; she demanded a lease but he never brought one
- Pam, niece signed a lease but he did not give her a copy

Ms. Shaff:

- asked if Mr. Grady's company has a name

Ms. Wessel:

- He claims it's "Substance of Hope"
- responded to Ms. Moermond's question..said she's on government disability
- Pam moved out of the house on 10/24
- her husband is in a shelter in Hastings; has lost a leg
- can stay w/her sister for awhile but her house is being sold

Ms. Shaff:

- House Calls program could assist her with a storage locker for a few months

Ms. Minus

- can get her a free phone with ample minutes so they can communicate

Ms. Moermond:

- can be at the house from 8 am to 8 pm to clean, pack, repairs but she can't prepare meals, watch TV or sleep there....only for business.

- she must have a toilet that flushes
- asked if she has the ability to wash clothes, etc. that could be contaminated
- should contact SMRLS to have them help get her rent back
- fire inspector is giving clear direction to get your things out, storage, phone will be provided

Ms. Moermond:

- wants to meet with the inspector and talk to Housing to find a responsible party at the end of the line
- Ms. Wessel and her belongings must be out of the house by Friday, November 2, 2012

Ms. Minus

- should not be moving contaminated things into storage.

Referred to the City Council due back on 11/7/2012