



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

MAY 17 2022

Telephone: (651) 266-8585

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, May 24, 2022

Time: you will be called between
1:00 p.m. & 3:00 p.m.

Location of Hearing:
Teleconference due to Covid-19 Pandemic

Address Being Appealed:

Number & Street: 385 University Avenue City: St Paul State: MN Zip: 55103

Appellant/Applicant: Glady's Igbo Email: dysie33@aol.com

Phone Numbers: Business 651 983 8157 Residence 651 983 8157 Cell 651 983 8157

Signature: [Signature] Date: 5/17/2022

Name of Owner (if other than Appellant): Glady's Igbo

Mailing Address if Not Appellant's: 570 Iglehart Avenue St Paul MN 55103

Phone Numbers: Business 651 983 8157 Residence 651 983 8157 Cell 651 983 8157

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 Golden Rose Enterprises is a Commercial property in full operation till date.
- Other (Fence Variance, Code Compliance, etc.)

Utadys - O Jabs
570 Tglehar Ave
St Paul MN
55103
5/13/2022

Attn: James Hoffman
Department of Safety
& Inspections
St Paul MN U.S.A

Re Parcel #
Customer #: 1579292
& Bill #: 1651331

Dear Sir/Madam

Please note that I am hereby writing to instate my appeal for this findings hereby stated in the above letter of reference. I own and operate my business in this property. Also there is an active current lease.

This enclosed memo is in default and all the contents herefore contained are false. Please contact and reach

out to me on the process 'For my
disagreement and heretofore stated'
appeal note of reference.

Thank you Sir/Madam

From Citadys-D Igbo

Phone# 657 983 8157

* Curator for: (dysie33@aol.com)

Golden Rose Enterprises
at 385 University Ave
St Paul MN 55103



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

May 09, 2022

Gladys O Igbo
570 Iglehart Ave
St Paul MN 55103-2420

Customer #:1579292
Bill #: 1651331

VACANT BUILDING REGISTRATION NOTICE

The premises at **385 UNIVERSITY AVE W** 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 **\$2,459.00**. 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 June 09, 2022 .

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.

~~XXXX~~ 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. *(Please find an enclosed letter of appeal)*

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 Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: jh
vb_registration_notice 11/14



ACCOUNT NUMBER [REDACTED]

SENDER
Ascentium Capital LLC
23970 Highway 59 North
Killebrew, TX 77339-1535

ADDRESSEE
Eric Igbo
Golden Rose Enterprises Corp
385 University Ave W Unit 201
Saint Paul, MN 55103-2071
Account number: [REDACTED]

ABOUT YOUR ACCOUNT MANAGER

Name Eric Derby
Phone Number (281) 883-0113
Cell Phone (603) 986-6565
Email Address EricDerby@AscentiumCapital.com

Pre-screened for
\$22,483.00
in working capital¹

Pre-screened for
\$49,283.00
in equipment financing¹

Dear Gladys,

You activated your Ascentium Capital account and I've been assigned as your Account Manager. You can call me directly at (281) 883-0113 or on my cell at (603) 986-6565. We've pre-screened your company through Dun and Bradstreet and other credit reporting agencies for \$22,483.00 in working capital and \$49,283.00 in equipment financing.

Ascentium is a national commercial lender that makes financing simple, fast and affordable. We've funded more than 125,818 companies providing nearly \$7.1 Billion in capital.

I look forward to working with you.

Sincerely,

Eric Derby
Vice President - Sales
Direct - (281) 883-0113
Email - EricDerby@AscentiumCapital.com

Call to review your
business credit accounts:
(281) 883-0113

Or visit us at:
ascentiumUSA.com

Account Number [REDACTED]

Golden Rose Enterprises Corp

We use the data below to pre-screen your company¹

Year Started 2012
Annual Revenue \$160,000.00
Number of Employees 2
SIC 8748
Phone Number (651) 983-8151
Dun & Bradstreet # 055964002



Your Pre-Screened Account

Account Number [REDACTED]
Account Name Golden Rose Enterprises Corp
Account Manager Eric Derby
Activate By Date 3/25/2022
Financing Options

Working Capital Loan \$22,483.00¹
Equipment Financing \$49,283.00¹

Total Pre-Screened Amount: \$71,766.00

1. By "pre-screen" we mean that we have determined that your business meets the minimum criteria for financing from us based upon the information available to us when we developed this letter. To obtain specific financing approval, your business must make a specific financing request. Pre-screening and account activation do NOT constitute an approval for financing.



BUSINESS CREDIT