



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
Jean Birkholz, Hearing Secretary
legislativehearings@ci.stpaul.mn.us
651-266-8585

Tuesday, January 24, 2017

9:00 AM

Room 330 City Hall & Court House

9:00 a.m. Hearings

Other

- 1 [RLH OA 17-1](#) Making recommendation to Ramsey County on the application of William Jansen and Wendy Wenzel for repurchase of tax forfeited property at 677 THOMAS AVENUE, also known as 610 SAINT ALBANS STREET NORTH.

Sponsors: Thao

Steve Magner, Code Enforcement Manager:

-Repurchase application

-since our last LH, I went out to take a look at this

-I'm struggling because we've had interactions with these owners in the past

-610 St Albans is not very well maintained; 677 Thomas doesn't look as bad

Ms. Moermond:

-there's some significant poverty going on here; & family problems with the nephew

has drained their financial and other family emotional resources; I don't know if

they're able to manage that situation going forward

-is it currently Condemned?

Mr. Magner:

-610 is a VB so, we're charging VB fees there; 610 was Condemned in Aug 2014

-there's an open complaint at 677; Inspector Smith has that; he sent out EC in Oct;

we have outstanding Orders on the exterior with no compliance - we are kind of in

limbo because we assumed that Ramsey Co would acquire this property and

ultimately sell or rehab

Ms. Moermond:

-so, 610 is Condemned and 677 is a Registered VB?

Mr. Magner:

-yes; those costs are going on the taxes

-they don't have the money to acquire a code compliance inspect & hire contractors

to fix it up

-the front house (677) there are outstanding exterior Orders; I'm sure if we got inside,

there would be similar conditions

-they would really need to work with someone to acquire some type of funding

-I look at this Repurchase Application as a "band aid" and will be back in here 1-2 years from now because they will not be able to continue to pay the VB, EC fees

Ms. Moermond:

-another thing about this situation is that if they are unable to live in either of these houses because of the VB status of one and Condemnation of the other, then, they're spending money on housing some place else and that's money that they can't put towards doing repairs to make one of these places habitable

Mr. Magner:

-I think that they are still occupying the front (677) house; it's not Condemned

Ms. Moermond:

-so 677 isn't Condemned; it just has violations; OK

Mr. Magner:

-the problem is that I don't think that they have the money to fix the front house (677) let alone, the back house

-I think that, unfortunately, we need to follow the verbage on here, & based on activities--- I think that we need to make a recommendation to the Council that we don't allow Repurchase & then, ultimately, it will be up to the county board to decide whether they think this is the best way to move forward or not

-I cannot, in good faith, say that allowing them to Repurchase is the best thing for the citizens of Saint Paul

Ms. Moermond:

-there is an extensive history of code violations on 677 Thomas; and there is some history of code violations on the other property but we have not been inside

-I am a little more hesitate about this; I almost want to withhold opinion except that I agree that we will be back here in a year or two; they haven't paid taxes for 5 years

-when they were here before, they were talking about the role of their nephew and yet, the police calls from then seem to be for 610 St Albans in 2012 & 2013; the significant ones were in 2012: robbery & death/suicide in progress; and parking violations

-677 Thomas had traffic violations but in 2012 there was a disturbance

-it's the county's decision - looking at the muncipal record, there are many problems over the course of those 5 years

-I will recommend against Repurchase & I will brief the Councilmember Thao on this in case he wants to amend the resolution for Council

Recommends denial for repurchase.

Referred to the City Council due back on 2/15/2017

2 [RLH OA 17-3](#)

Making recommendation to Ramsey County on the application of Amos Graves for repurchase of tax forfeited property at 1221 BRADLEY STREET.

Sponsors: Brendmoen

Code Enforcement Manager Steve Magner:

-I read the application for repurchase and it's a pretty compelling document; Mr. Graves states that he is looking to repurchase it because he was involved in what, he believes, was an equity stripping scheme to get foreclosure of his property by the original lender; a 3rd party came to him & his wife and they signed an agreement to allow this person to pay off the mortgage and then, they could keep the house by paying him off through a contract for deed; ultimately, this became the scheme for Mr.

Wayman (who was ultimately prosecuted in other cases) to strip the \$80,000 worth of equity that he had in the property

Ms. Moermond:

-and, for each day of this, he stuck it out; he took care of the property and there were no police calls at all

Mr. Magner:

-but it hasn't been occupied because it's a Vacant Building, which we opened in 2012; Fire Inspector Mike Cassidy had referred it to use as damaged by a storm (damaged chimney bricks, missing mortar, etc.) so we opened the VB file in Mar 2012 & we are still monitoring it as a Category 2 VB; so, if he were to repurchase it, how is he going to rehabilitate it?

Ms. Moermond:

-or sell it? - a good question

-I kind of feel like that he hasn't had the ability to take any action during the time period since Fire Inspector Cassidy sent it to VB because of all this equity stripping & the ongoing lawsuit; I don't want to hold him accountable for something he was handcuffed on

Mr. Magner:

-let's read this 2nd to the last paragraph of the application: In Jul 2012, the MN Court of Appeals reversed the amended judgment, holding I owned the house and that First MN Bank held no interest; In late 2012, the MN Supreme Court granted First MN Bank's petition for review. As of the present date, the MN Supreme Court has not issued a decision, which is expected soon.

-so, since 2012, we've been sitting in a limbo state

Ms. Moermond:

-OK

Mr. Magner:

-I'm assuming that it's gone tax forfeit because no one's paid the taxes because the ownership is, basically, in question; we don't know how the MN Supreme Court will decide

Ms. Moermond:

-these are old cases; let's find out what the lay of the land actually is, legally, because there are time periods in which he has to file appeals and time periods of which the court has to issue decisions; and we don't know where this is on the calendar

Mr. Magner:

-but not on the Supreme Court; unlike District Court, which has 90 days to rule, I don't think that the MN Supreme Court has any timelines; I agree with you; I think that we should, at least, send this to City Attorney Skarda to see if there's any way to determine where this is at

-if Mr. Graves is right that the Supreme Court will render a decision--- I don't know if we can put this on "hold" or advise the county to hold off on it

Ms. Moermond:

-I think that having Ms. Skarda take a look at this is great

-asked Mai Vang to get the actual public records of this case and attach it to this file to save Ms. Skarda that leg work

-I will do a 2-week layover to give Ms. Skarda to read through this

Mr. Magner:

-Mr. Graves also needs to understand that he can't just move back into the house; he needs to know that he needs to make the repairs necessary, before he can move in

Ms. Moermond:

-has he been receiving the mailings on it? Where do we send them?

Mr. Magner:

-we're sending them to the state now; previously, we sent them to First Minnesota Bank, the previous owner; and all mailings are going to Paul Scharf at Ramsey County; they haven't gone to Mr. Graves for a long time

Ms. Moermond:

-we'll make it clear in our record that his is a Cat 2 registered VB and any transfer back to the bank or to Mr. Graves - we will put into Mr. Scharf's charge

Mr. Magner:

-this has been going on for a long time, since 2008
-Mr. Graves bought it in 1999 from Carol Saunders, whom he later married; and Carol passed away in 2008, at which time, he became the sole owner of this property
-when they purchased the home in 1999, a portion of the purchase price was paid thru a Purchase Money Mortgage; in 2007, that Purchase Money Mortgage was foreclosed upon by Wells Fargo Bank
-we need more information

Ms. Moermond:

-Mai Vang will go pull some cases & attach them to the file
-I will give Ms. Skarda a call right after this hearing

Recommendation is forthcoming.

Laid Over to the Legislative Hearings due back on 2/14/2017

11:00 a.m. Hearings

Summary Abatement Orders

- 3 [RLH SAO 17-4](#) Appeal of Crystal Lewandowski-Brown to a Summary Abatement Order and Vehicle Abatement Order at 840 MARION STREET.

Sponsors: Thao

Crystal Lewandowski-Brown, tax owner, appeared.

Inspector Paula Seeley:

-our office received a complaint of illegal car repairs and loud banging & bumping of car parts in that alley at 3 different properties
-I have been monitoring and went out Oct 6; I wrote a Summary Abatement Order on a truck bed full of vehicle parts with a tarp on it; the black truck had expired tabs
-I went back out again on Jan 6 and found a GMC truck with expired tabs, missing parts, appeared inoperable; also a Pontiac with a smashed in front & had missing plates; I sent a Vehicle Abatement Order & a Zoning letter indicating what I had observed; those vehicles are not registered to the property; the SA/VA was sent Jan 6 to DelCo (DeLisle) limited Partnership, PO Box 17122, St. Paul (contract for deed); Crystal Lynn Lewandowski Brown / Occupant at this address; also Day B Shah/Wah

W Shah, 359 Geranium Ave E

-the Zoning letter was sent to De/Co, the fee owner

-I went back yesterday & took photos of a Ford Taurus; the other vehicles were gone; the Taurus is registered to Crystal Lewandowski-Brown at 929 Thomas Ave, Apt #1

-one of these has front end damage

Ms. Lewandowski-Brown:

-it's drivable

Ms. Seeley:

-but not according to the police; you can't have missing parts, etc.

-the other one, 136-KBT, belongs to Melvin Woodford--- McBrown-- 151 Teal Street, Mahtomedi

-the other time that I was there, I ran a plate, which was registered to Jim JPM Service, 4153 Austin Street, Circle Pines - a black truck that was being worked on

-there were a couple damaged vehicles on Atwater, too; I saw people out there

-I'm assuming it's car repair; they are not registered

Ms. Moermond:

-we have a Vacant Building, Ms. Brown's bldg, & an illegal car repair,,, & 3 or 4 occupied houses; Mr. Dornfeld said that they're mixing them up - all except the property on the end are Del Co

Ms. Seeley:

-I wrote Orders on both properties and transferred one to Inspector Martin & I kept this one because I started it

Ms. Moermond:

-I'm going to concentrate on your property & the vehicles there

-why are you appealing?

Ms. Lewandowski-Brown:

-this started with some gentleman's vehicle parked in my back yard; I finally find out who owned the vehicle; I say him come through my property & I asked him to remove it and he did

-I did get a parts car - the 1995 red GMC; I do own a 1994 red GMC; the 1995 GMC has also been removed

-the one I'm contesting is the Pontiac; Ms. Seeley said that it was missing license plates; then, she stated that she ran those plates to a Melvin; I'm in the process of purchasing that vehicle; the tabs are good until Feb 2017; I have photos of them that were taken the day of the SA letter; I'm willing to comply with all city ordinances; I did take off an axle from another car to this; the red truck on the jack stand was there for about a good 30 days; about 3 days after I rec'd the SA letter, I had a tow service come to pick it up; it's gone

-I'm here trying to correct the paper work on the Pontiac, which stated that the tab were expired; they are not; entered photos of all the tabs and the hood

-I Pontiac was missing a headlight and hood with front grill; I had to wait for the hood from WI;

-I have one more payment before the title will be released to my name; the Pontiac is registered to the Melvin, who actual lives here in St. Paul now; we agreed that I 'd park the car on my property so that I could fix the front end damage

Ms. Moermond:

-the Order on the red truck can be vacated; it's gone

-the Pontiac is done/fixd

-so, the Taurus and the Pontiac will be parked back there

Ms. Seeley:

-yesterday, they were all OK; I went out there a couple times & there were a bunch of guys out there one time

Ms. Lewandowski-Brown:

-I know who you mean and I've asked them not to park on my side area; there's church about 1 block away from our house and during the week, they like to park there

-I have the front & back also - plenty of spaces for my 2 vehicles and my boyfriend's pick-up truck

-I notice the vacant house/vacant lot across the street; there's like 7-8 cars that park and go there; they are out there all night - on Atwater

-I've told the people who come to maintain the property to tell the people who own the property that someone's parking on their property

-I've installed a camera

Ms. Seeley:

-I can have Inspector Martin to check it out; Inspector Dornfeld is trying to figure it out

Ms. Moermond:

-in terms of the Jan 6 Zoning letter to 840 Marion; it sounds as though this is not an issue at all with this particular property

Grant until February 15, 2017 to come into compliance with the expired tabs for the Pontiac vehicle. Note: the GMC truck has been removed from the property; grant the appeal on the Summary Abatement Order as the issue has been abated.

Referred to the City Council due back on 2/15/2017

1:30 p.m. Hearings

Fire Certificates of Occupancy

4 [RLH FCO
16-213](#)

Appeal of Ted Casper and Mike Runyon, dba Shamrock's Bar and Grill, to a Reinspection Fire Certificate of Occupancy With Deficiencies at 995 SEVENTH STREET WEST.

Sponsors: Noecker

Ms. Moermond:

-we did email the Appellant that he needed to follow up with choosing a solution
-I will put forward a resolution saying that the appeal for exemption from the requirement for a 1-hour fire separation is denied, noting the attached email from the Steve Ubl, the city's building official, who describes provisions in the code, which would apply to this situation and need to be observed in solving the problem

Fire Supervisor Leanna Shaff:

-are you going to attach a timeline to that?

Ms. Moermond:

-given that this will not be a small job, I will recommend granting until May 1, 2017 to come into compliance

Grant until May 1, 2017 for compliance on the one hour fire separation in the kitchen

basement. (No one appeared for the hearing.)

Referred to the City Council due back on 2/15/2017

5 [RLH FCO 17-16](#) Appeal of Jason R. Crowley to a Fire Inspection Correction Notice at 1707-1711 ENGLEWOOD AVENUE.

Sponsors: Stark

Layover Item 4. Need clearer measurements on 3rd floor and proportion of floor area over 7 ft. Note: floor area only includes area with ceiling height of 5 feet or above; grant to August 1, 2017 for the retaining wall; grant to November 1, 2017 for the roof; and grant the appeal on the CO detectors, noting that if it needs to be amended, the item will be re-written.

Jason R Crowley, owner, and his wife appeared; Matthew Engel, attorney, appeared.

Fire Supervisor Leanna Shaff:

*-Fire C of O Correction Notice dated Jan 9, 2017 issued by Inspector Laura Huseby; inspection made Dec 29, 2016
-side-by-side duplex; one side (1711) uses the 3rd floor; the other side (1707) doesn't & the lower half of 1707 has been unoccupied for some time
-5 items listed
-photos*

Mr. Crowley:

*-the house was a legal 4-plex when I bought it; I deconverted it back to a duplex
-showed floor plans to Ms. Moermond and explained the layout
-1707 lower half is being actively rehabbed right now; the bathroom & living rooms are done; there are 2 rooms still unfinished
-I'm not asking for a C of O for the down stairs unit #4
-documents scanned*

Ms. Shaff:

*-there's an active bldg permit; don't see a plumbing permit
-there's a bldg permit open right now is for replacing a section of the foundation
-there's a finalized electrical permit from 2013; a finalized bldg permit from 2012 for interior demo & remodel of living room (working on unit 1707 only); finalized bldg permit in 2010 for minor porch repair, 5 windows, french doors on siding of addition; also listed earlier permits that were finalized
-most recent permit in 2015 for replace a section of foundation
-I'm not seeing permits that would cover the scope of the work*

Mr. Crowley:

*-a plumbing work permit was pulled much earlier for the bathroom, probably in 2004; the bathroom was done and finalized in Jan 2005; also electrical permit
-the other man with him said that he had hard copies of all the permits
-I have a bldg permit for the attic conversion work; he entered permit #2004209341 & description; electrical permit & description; diagram; Steve Toensing did the inspection on that*

Ms. Moermond:

*-I don't get a sense that this was clear; the permits are for finishing off & bathroom remodel; there's an * note from the city: if using as a sleeping area, then the following applies; I think that the 2004 bldg code would govern about whether or not this could be used as a sleeping area*

Mr. Engel:

-I don't have the 2004 code; I have the current code, which we think it complies with

Ms. Shaff:

-how so does it meet for ceiling height?

Mr. Engel:

-the stated residential code would require 35 sq.ft. of ceiling height; basically unchanged from 2000

-the required ceiling height area is 70 sq.ft.

Ms. Shaff:

-at what point in the measurement do those walls stop slooping down? We can only start measuring ceiling height where the ceiling height is 5 feet or greater & half of that space has to be greater than 7 feet

Mr. Engel:

-in the SE bedroom, there are 52 sq.ft. where the ceiling height is above 7 feet

Ms. Shaff:

-how many sq.ft are above 5 feet?

Mr. Engel:

-a considerable more amount; I didn't measure that

Ms. Shaff:

-it depends; we would also be looking at the way to get there....; but I haven't been in the building, obviously

Mr. Engel:

-this was all inspected by the city already

Ms. Moermond:

-habitable space and sleeping space may not have been clear; what I see in the bldg permit is simply a bldg inspector going in and saying, "Is this finished to bldg code standards for a usable room?" - not a usable sleeping room; I also want to get some better math; we need to refine the math

Ms. Shaff:

-it's clear from that particular bldg permit that's Steve Toensing did sign off on but it doesn't state that it's a sleeping room or anything like that; so, that's where I'm having difficulty

Mr. Crowley:

-it was required to have egress windows; it was required to have a smoke detector in each bedroom, which it has; it was very well laid out that they were supposed to be bedrooms

-if you look at that drawing of the 3rd floor - the one that would have been submitted to the city at that time, I was actually planning to put 3 bedrooms up there but when Steve Toensing came up came for the framing inspection, he measured off the ceilings in the south & east room & they did not meet the required ceiling height to be a bedroom, so that's why I combined them so there was enough ceiling height to be a bedroom; so, it was very well laid out

Ms. Moermond:

-how many bedrooms does that unit have?

Mr. Crowley:

-it probably has 6 but the one on the main floor has an enclosed porch (1711 side); even though it was a bedroom but from my understanding, it cannot be used as a bedroom; on the 2nd floor, there are 3 bedrooms & 2 bedrooms on the 3rd floor; a total of 5 legal bedrooms on the 1711 side

-there are 3 guys and 1 girl living there now

Ms. Shaff:

-the area where this photo was taken looks small for where the bed is; especially, the ceiling height of that part of the room; I can't tell where the egress windows are (Mr. Crowley came up to explain the picture)

-we would need to put the bed in a different part of the sleeping room area; there's plenty of room to move it

-St. Paul Legislative Code, Chap 40 habitable space; Chap 34 talks about ceiling heights; any ceiling height under 5 feet is not considered habitable space; we can use that space for a dresser, small piece of furniture, etc.

Ms. Moermond:

-a bed cannot be placed in a unhabitable space under 5 ft of ceiling

-I think we need to have Steve Ubl or someone look thru the permit on this; I don't do appeals of the bldg code; I want to consult him on where we draw our territory

Ms. Moermond:

Laid Over to the Legislative Hearings due back on 3/7/2017

2:30 p.m. Hearings

Vacant Building Registrations

- 6** [RLH VBR 17-4](#) Appeal of Thong Her, Sierra Properties, to a Vacant Building Registration Notice plus Revocation of Fire Certificate of Occupancy and Order to Vacate at 1177 ALBEMARLE STREET.

Sponsors: Brendmoen

Thong Her, Sierra Properties Mgmt LLC, owner, appeared.

Fire Supervisor Leanna Shaff:

-inspection process by Inspector Grant Heitman began in Jan 2016

-read from Inspector Heitman's notes: first inspection letter sent out Jan 28, 2016; he

re-scheduled per responsible party's request to Feb 8 - responsible party was unable to keep that appointment; Mar 7: property is being renovated prior to new tenant moving in; postponing inspection to allow work to be done; May 27: spoke with responsible party, who expects last items to be completed in approximately 2 weeks; will check back in 3 weeks

-the first inspection actually happened on Aug 11, 2016; inspector sent Correction Orders; sent subsequent Orders on Nov 28 & Dec 27, 2016 but the work is not getting done

-the first permit for the bldg remodel was pulled Sep 2016; it has remained unoccupied with long term noncompliance with the Fire C of O

-major house components need to be complied with

-no photos were taken

Inspector Matt Dornfeld, Vacant Buildings:

-on Dec 22, 2016, I opened a Category 2 Vacant Building file; at the time of inspection, the bldg appeared to be vacant & secured; I issued a Summary Abatement for a small accessory shed that was open to trespass; I spoke with Mr. Her, who was in compliance almost immediately; I spoke with Mr. Her on the phone and advised him to file an appeal

Mr. Her:

-background: my wife travels a lot with her airline work and sometimes, I have to travel with her; most of those inspection dates were, coincidentally, at the same time that I was out of town with here; I contacted Mr. Heitman and he was OK with re-scheduling

-Mr. Heitman & I met in Aug 2016 for the inspection; he told me to install a smoke detector, which I did; he came back and said that was fine; he wanted me to pull a permit to finish the downstairs remodel; he never notified me of any deadline or more on what I needed to have done; he just said to pull the permit and when I was done with the project to call him back; that was the last communication I had with Inspector Heitman; then, I got the Notice on Dec 27 saying that my certificate was Revoked including the deficiency list, which hadn't been brought to my attention when he was physically there with me

Ms. Moermond:

-asked Ms. Shaff to pull up the Aug 11, 2016 inspection

Ms. Shaff:

-there are the same 5 items on the Aug 11 inspection list

Mr. Her:

-I never got any of these

Ms. Moermond:

-the letters that go out are not the clearest letters to read

-personally, I've talked to them about that

-at the same time, it appears that the letter that was sent to you back at the beginning of Aug 2016 following up on that inspection says the same things that the letter of Dec 27 says (the Aug letter, the Nov letter & the Dec letter lists the same items and none were checked off as having been completed)

Mr. Her:

-when he was there the 2nd time to review, he never mentioned any of these

Ms. Moermond:

-but you got a letter

Mr. Her:

-I didn't get a letter; I never got a letter

-I got the appointment letters but after that, he said, "When you're done with the project, just call me back"

-I did not get this Correction in the mail; otherwise, I would have fixed it right away

-that's why I was confused when I got the letter of the Revocation of the Certificate

Ms. Moermond:

-I'm astonished that you could not make time in your calendar between Feb and Aug to get an inspection scheduled; that's a long time

Mr. Her:

-I asked Mr. Heitman about that and he said it was OK - that if I needed time, it was fine, "just schedule when you're available"

-there's only a few times that I wasn't available

-the bathroom downstairs needs to get remodeled; it's expensive; that's where we are at & he never told me of the deadlines

Ms. Moermond:

-what kind of bids do you have for the bathroom?

Mr. Her:

-I can do the sheetrocking myself; so, the range is from \$5,000 - \$10,000 to hire it out

-I do need time

Ms. Moermond:

-I will give you 90 days to get your Fire C of O re-instated; I will waive the VB fee for 90 days

-if you're not able to get your C of O re-instated within 90 days, then the VB fee will come into play; I can work with you on that after the 90 days when it will become a proposed assessment onto your property taxes; you can appeal that

-you can't pull permits to finish the bathroom if you haven't paid the VB fee; so, I'm waiving the VB fee for 90 days

-right now because the Orders are written as they are, pretty vague, I don't have a good sense of the severity of the interior situation; I'm giving you the benefit of the doubt

-calls inspectors 2 weeks in advance

-I think it would be good for the supervisor to work with the inspector to come up with a more coherent interpretation of what needs to be done

Ms. Shaff:

-we can have Supervisor Neis work with Inspector Heitman

Ms. Moermond:

-Ms. Shaff, you can communicate that to Mr. Neis (?) (Ms. Shaff: sure)

-I will Lay this Over for 2 weeks to get a set of Revised Orders to clear this up; and clearly, we won't deal with the bathroom then; it hasn't been started yet

Mr. Dornfeld:

-I will change the VB status to a Category 1 and hold it for 90 days to allow him to get his certificate re-instated

Ms. Moermond:

VB 2 changed to VB 1; waive the VB fee for 90 days to get Fire C of O reinstated.

Owner to contact Inspector Heitman to make appointment to inspect inside of the property so he can write a new set of orders and take photos based on that inspection.

Laid Over to the Legislative Hearings due back on 2/14/2017

- 7 [RLH VBR 17-7](#) Appeal of Sheng Lee to a Vacant Building Registration Fee Warning Letter at 1022 FREMONT AVENUE.

Sponsors: Prince

Owner did not appear for hearing; however, in the appeal, owner stated she will be finished by March 30, 2017. Based on this, Legislative Hearing Officer is recommending that the VB fee be waived for 90 days.

Referred to the City Council due back on 2/15/2017

- 8 [RLH VBR 17-2](#) Appeal of Nancy Day to a Condemnation/Order to Vacate and Vacant Building Registration Requirement at 457 TOWER STREET.

Sponsors: Prince

No one appeared.

Inspector Matt Dornfeld, Vacant Buildings:

-after numerous phone calls (over 10), Rich Singerhouse & Inspector James Hoffman, the original inspector who did the Condemnation, inspected today at 2:00 p.m. and are recommending that the property does not need a Code Compliance Inspection; tremendous improvements have been made; and that Inspector Hoffman is going to write up a few of the non-life threatening code violations

Ms. Moermond:

-that is very good news

-based on that, the dept is lifting the Condemnation, effective immediately and allowing occupancy & habitation; I am glad that we were able to use this process to bring that about

-next, is the set of Correction Orders

Mr. Dornfeld:

-it sounds as though the orders were mostly exterior items

-it is my understanding that the inspectors informed Ms. Day that she could move back in but I will confirm that

Ms. Moermond:

-I concur

Based on the inspection made on Tuesday, January 24th at noon, the department is lifting its condemnation and order to vacate immediately and allowing occupancy of the property. The property is also released from the Vacant Building Program and Inspector James Hoffman will issue a Correction Notice on remaining item(s).

Referred to the City Council due back on 2/15/2017