



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
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Master

File Number: ALH 11-508

File ID: ALH 11-508

Type: Appeal-Legislative Hearing

Status: Filed

Version: 1

**Contact
Number:**

In Control: Legislative
Hearings

File Created: 04/18/2011

File Name: 521 Michigan St.

Final Action: 04/19/2011

Title: Appeal of Special Tax Assessment for 521 MICHIGAN STREET for Project #:
J1105B Assessment #: 118045 in Ward 2.

Notes:

Agenda Date: 04/19/2011

Indexes: Assessments, Nuisance Abatement; Special Tax
Assessments; Ward - 2

Agenda Number:

Sponsors: Thune

Enactment Date:

Attachments:

Financials Included?:

Contact Name:

Hearing Date:

Entered by: Joe.Yannarely@ci.stpaul.mn.us

Ord Effective Date:

Approval History

Version	Date	Approver	Action
1	04/18/2011	Vang, Mai	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	04/19/2011	Referred Under Master Resolution				
	Action Text:		Referred Under Master Resolution				
	Notes:		Approve the assessment.				
			Erik Rekstad, owner, appeared.				
			Inspector Yannarely reported that the assessment at 521 Michigan Street is for an Emergency Boarding which was done at 2:45 p.m. on November 18, 2010, at a cost of \$713.95 plus a service charge of \$140 for a total of \$853.95. Per Inspector Dornfeld, on November 18, 2010, "I issued an emergency board per the Saint Paul Police Department (SPPD) as they were at the property and found all doors and windows to be broken and entry doors open to trespass. The officers stated there appeared to be stripping of copper piping and appliances. I sent emergency board per SPPD due to possible neighborhood safety concerns and damage to homeowner's property. I will be scheduling a				

BDI for the near future to begin the demolition process." DSI does not have a police report on this. He believes the dwelling has since been razed by the owner.

Mr. Rekstad explained that he had no idea the house had windows and doors broken. He had started the demo permit process in September and finally got a permit to demo approved in October 2010. He continued to get warning letters regarding the renewal of his VB permit although the City was fully aware it was going to be demolished. He was in the process of demolishing the building when it was boarded. The demo contractor had to bring his equipment there twice. After the board up, Ramsey County approached him and said an asbestos survey and a toxic materials survey would be required. When he got his permit to demolish from the City, there was no mention of these hazardous materials' surveys. The City came in and stopped the demo contractor to board up; then, there was the process of getting back onto the property to remove the board-up to allow the county to do their surveys. In summary, he had an approved permit to demolish the property and it had started. All utilities were shut off in September; the salvageable material was removed in October. All the doors and windows were shut and locked.

Mr. Yannarely asked if Mr. Rekstad had gotten the sale approved before the demo process. Mr. Rekstad replied, "Yes." When he purchased the property, Reil Soley told him he needed to demolish the property so he moved forward towards the deadline. Mr. Yannarely said the demo contractor should have known that he needed an asbestos survey.

Ms. Moermond stated the contractor must not have been fully aware of the 10-day wait between the demo permit approval and the date of demolition in which these hazardous waste surveys take place (state law). The county supervises on the City's behalf regarding hazardous waste. However, the boarding assessment is about keeping the building secure from trespass. Apparently, the building was wide open and needed to be secured. Public safety is the main concern in these cases. Teenagers and the homeless are the most likely people to go inside and perhaps start a fire, etc.

Ms. Moermond stated this was an emergency situation and she will recommend approval of this assessment.

Text of Legislative File ALH 11-508

Appeal of Special Tax Assessment for 521 MICHIGAN STREET for Project #: J1105B Assessment #: 118045 in Ward 2.

Cost: \$713.95

Service Charge: \$140.00

Total Assessment: \$853.95

Gold Card Returned by: Erik Restad

Type of Order/Fee: Boarding

Nuisance: Unsecured Building

Date of Orders: Emergency Boarding

Compliance Date:

Re-Check Date:

Date Work Done: 11/18/2010

Work Order #:13601

Returned Mail?:

Comments: Per Inspector Dornfelds notes in STAMP: 11/18/2010: **Recheck - Issued emergency board per SPPD as they were at property and found all doors and windows to be broken and entry doors open to trespass. The Officers stated there appeared to be stripping of copper piping and appliances. I sent emergency board per SPPD due to possible neighborhood safety concerns and damage to homeowners property. I will be scheduling a BDI for the near future to begin the demolition process. ~MD*

History of Orders on Property: **01/12/2010** : 01/12/2010 Garbage Rubbish WO created: PA 10-005074

Remove garbage, junk, appliances, household items and loose litter from front porch and back yard area.

01/12/2010 : 01/12/2010 Snow Ice WO created: PA 10-005075

Remove snow and ice from public sidewalk full width, salt and sand as needed.

01/12/2010 : Boarding WO Printed: 01/12/2010

10/21/2010 Debra Jackson: Returned Mail Appointment Letter 09-15-10 Unimark Property

12/07/2010 Debra Jackson: Returned Mail Appt Letter 11-22-10 Unimark

12/15/2010 Debra Jackson: Returned Mail Renewal Notice 12-07-10 Nelson

12/27/2010 : 12/27/2010 Snow Ice WO created: PA 10-938007

Remove snow and ice from public sidewalk full width, salt and sand as needed.

12/28/2010 : 12/28/2010 Snow Ice WO created: PA 10-938570

Remove snow and ice from public sidewalk full width, salt and sand as needed.