City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, August 5, 2025 **9:00 AM** **Room 330 City Hall & Court House/Remote**

12 SR 25-171 Review the Ratifying of the Appealed Special Tax Assessment for property at 747 PAYNE AVENUE. (File No. J2510E, Assessment No. 258311)

Sponsors: Yang

Approve the assessment.

Jenelle Nelson, owner & realtor, appeared via phone

Moermond: looks like we have four assessments on the agenda. [Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: Summary Abatement Order went out November 11. To remove/dispose of mattresses, box springs, bricks, garbage, tree branches, appliances, stoves, and all miscellaneous debris from inside trailers and from entire property. Correction order on November 19. Not abated until February 6, 2025. This is an Excessive Consumption fee for $303. The Correction Notice was for vehicles on the property.

Moermond: so two, Excessive Consumption bills, one for cleanup and one for vehicles. The next is another Excessive Consumption for the next month. Two bills each for the cleanup and two bills each for the Correction Notice.

Martin: yes, $303 each.

Nelson: I want to apologize on behalf of the previous owners who owned this property since it was A1 appliance way back in the day when I was raised in St. Paul. This building became available and I was so excited to purchase it and restore and bring it back to life. Make it a productive presence in St. Paul then what it was left in prior to me owning it. I wasn't aware of these assessments when I took ownership. I've painted the entire building. Removed all the garbage. I made friends with the neighbors. We've transformed it. I'd like to mitigate some of these surprising costs. Looking to turn this into a productive and positive impact on the community. Had I known about the assessments I would have budgeted for that in the purchase of the property. I'm looking for forgiveness from the City and good faith in that I'm doing everything I can above and beyond. I think this building can last another 100 years.

Moermond: when did you purchase?

Nelson: we closed March 18th and the previous owner had defaulted and left sellers with all this stuff. HE is 80 years old, I don't think he knew what was going on. I've talked to the Fire Marshall, he was pleased with our progress. All these assessments started coming last month and I started panicking.

Moermond: you are a realtor and aren't used to looking up pending assessments?

Nelson: I thought my attorney would have done that. I don't look them up for my clients.

Moermond: that's unfortunate because they do go with the property. These two happen to be pending assessments prior to your purchase. It would have showed up on any title search. Your argument wouldn't apply here. I'm going recommend approval of the first two assessments.

Received and Filed