



✓Scanned

APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

RECEIVED

MAY 12 2011

CITY CLERK

The City Clerk needs the following to process your appeal:

- ☒ \$25 filing fee payable to the City of Saint Paul
(if cash: receipt number _____)
- ☒ Copy of the City-issued orders or letter which
are being appealed
- ☒ Attachments you may wish to include
- ☒ This appeal form completed

YOUR HEARING Date and Time:

Tuesday 5-24-11

Time 11:00am

Location of Hearing:

Room 330 City Hall/Courthouse

mailed 5-12-11

Address Being Appealed:

Number & Street: 580 Thomas Ave City: St. Paul State: MN Zip: 55103

Appellant/Applicant: Chris Rains/Rains Real Estate Services Email: Chris@rainsproperties.com

Phone Numbers: Business 763-315-0000 Residence _____ Cell 612-599-0372

Signature: [Signature] Date: 5-6-11

Name of Owner (if other than Appellant): First Commercial Bank

Address (if not Appellant's): 8500 Normandale Lake Blvd.

Phone Numbers: Business 952-903-0777 Residence _____ Cell _____

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
- ☐ Fire C of O: Only Egress Windows
- ☐ Code Enforcement Correction Notice
- ☒ Vacant Building Registration
- ☐ Other
- ☐ Other
- ☐ Other

Rains Real Estate Services

5/10/11

Good day,

This \$25.00 is for the application for appeal regarding the property of 580 Thomas Ave. I had sent all information in but forgot the check.

Thank you

A handwritten signature in cursive script, appearing to read "Mary".

624 Central Ave

Office 763-315-0000

Fax 763-315-0004

www.rainsproperties.com



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

651-266-8989

651-266-1919

www.stpaul.gov/dsi

April 26, 2011

Candace Rawls
Rains Real Estate Services
624 Central Ave
Osseo MN 55369-1158

VACANT BUILDING REGISTRATION NOTICE

The premises at **580 THOMAS AVE**

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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,100.00**. 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.

Please return the enclosed registration form along with your payment by May 26, 2011.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (651) 266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

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, Dennis Senty,
at 651-266-1930 to find out what must be done before this
building can be legally reoccupied.**

The Enforcement Officer may declare this building(s) 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 Officer 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 Enforcement Officer, Dennis Senty, at 651-266-1930.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Thank You,

Steve Magner
Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: ds
vb_registration_notice 06/10

Copies of this letter have been sent to:
First Commercial Bank 8500 Normandale Lake Blvd Ste Bloomington MN 55437-3800

Chris Rains

From: Chris Rains
Sent: Thursday, May 05, 2011 2:35 PM
To: 'lisa.martin@ci.stpaul.mn.us'; 'dsicomplaints@ci.stpaul.mn.us'; 'maynard.vinge@ci.stpaul.mn.us'; 'Joshua Harrington'
Cc: 'ward1@ci.stpaul.mn.us'; 'Jim & Candace Rawls'; 'Jacqueline.Girling@ci.stpaul.mn.us'; 'James.Thomas@ci.stpaul.mn.us'; 'Mike.Kalis@ci.stpaul.mn.us'; 'Pat.Fish@ci.stpaul.mn.us'
Subject: 580 Thomas
Attachments: Chris Rains.vcf; 580 Thomas Ave ; 580 Thomas Ave ; 580 Thomas Ave ; 580 Thomas Ave ; FW: Change of Ownership; FW: Change of Ownership; FW: Change of Ownership; FW: Change of Ownership; FW: Change of Ownership

On May 1st 2010 I was asked by a bank to take over a property that was having issues. The building was full but no one had paid rent in a very long time. The taxes and water bills had also not been paid. The building was in disrepair and not a good place to live or live by. We had multiple break-ins and dead animals had been left in the building while people were living in the property. This was one of the worst properties we had ever taken over. We proceeded to remove all of the people from the property. Once the property was vacant we fixed up one of the units with new carpet, flooring, paint, patched walls and moved in a live in caretaker. Since that time we have not had any issues. Over the course of that time the bank had the property for sale but the market was slow and it did not sell. While it was put up for sale we sent in a request to Maynard Vinge to change all of the properties we manage in St Paul into our name and to make sure we had a rental lic and certificate of occupancy. The email is listed below dated May 2010 will show that.

To: maynard.vinge@ci.stpaul.mn.us
Date: Fri, 7 May 2010 14:28:50 -0500
Subject: Change of Ownership
Hi Maynard,

Thanks for all your help. These properties are bank owned and the bank received them back in a bankruptcy.

The owner and mailing address for all 4 properties is

First Commercial Bank
c/o Rains Real Estate Services
624 Central Ave
Osseo, MN 55369

We are the property management company for all of these properties.

580 Thomas Ave, St. Paul, MN 55103
1667 Ames Ave, St. Paul, MN 55106
344 Jenks Ave, St. Paul, MN 55101
1119 Edgerton Street, St. Paul, MN 55130

Point of Contact: Chris Rains [612-599-0372](tel:612-599-0372)
Candace Rawls [612-272-3159](tel:612-272-3159)

We were told that he did forward it to the other departments he needed to. It looks to me like he did. See Below

From: "Maynard Vinge" <Maynard.Vinge@ci.stpaul.mn.us>
To: "Jacqueline Girling" <Jacqueline.Girling@ci.stpaul.mn.us>, "James Thomas" <James.Thomas@ci.stpaul.mn.us>, "Mike Kalis" <Mike.Kalis@ci.stpaul.mn.us>, "Pat Fish" <Pat.Fish@ci.stpaul.mn.us>
Date: Wed, 30 Jun 2010 13:59:03 -0500

Subject: Fwd: Change of Ownership
Update for properties.

Then June 1st we received this email.

From: **Maynard Vinge** <Maynard.Vinge@ci.stpaul.mn.us>
Date: Thu, Jul 1, 2010 at 10:21 AM
Subject: Fwd: Change of Ownership
To: rawls16@comcast.net

All four properties had C of O's. I forwarded the information to the Fire Inspectors to update.

As you can see the properties have a CO. This was after Maynard came out and did an inspection and approved the property. Then in February of 2011 Lisa martin called and said the property is vacant. I sent her all of the emails we had at that time showing we had a CO and never heard from her again. I thought it was over. Then last week we received a call from the caretaker asking if she had to move since the property was red tagged on the door stating the property is a vacant property and no one can live in the property. It was a surprise to her since she has been living at the property for quite a long time. I emailed Lisa and she set up an appointment for Monday May 2nd at 8:30 am. I arrived at the property at 8:19 and waited until 9:12. No one came so I left. I came back to the office and sent an email. Then sent another email on Wednesday asking for a response. I have not had one.

What more could I have done to make a bad property a great property. I fixed up the home filled it with good quality tenants and have an onsite caretaker. I did everything ask of me and then some, but still have a so called vacant building.

Someone please help me!



Chris Rains

From: Chris Rains
Sent: Friday, February 04, 2011 9:31 AM
To: 'lisa.martin@ci.stpaul.mn.us'
Subject: FW: Change of Ownership

See below.

From: rawls16@gmail.com [mailto:rawls16@gmail.com] **On Behalf Of** Jim & Candace Rawls
Sent: Thursday, February 03, 2011 2:24 PM
To: Chris Rains
Subject: Fwd: Change of Ownership

----- Forwarded message -----

From: Maynard Vinge <Maynard.Vinge@ci.stpaul.mn.us>
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Point of Contact: Chris Rains 612-595-0372
Candace Rawls 612-272-3159

Again, thanks for all your help!

Candace Rawls

--

Candace and Jim Rawls
Rains Real Estate Services
612-272-3159 Candace
612-272-3155 Jim
Candace@rainsproperties.com
763-315-0004 Fax

--

Candace and Jim Rawls
Rains Real Estate Services
612-272-3159 Candace
612-272-3155 Jim
Candace@rainsproperties.com
763-315-0004 Fax

Chris Rains

From: Chris Rains
Sent: Monday, April 25, 2011 12:42 PM
To: 'lisa.martin@ci.stpaul.mn.us'
Subject: FW: Change of Ownership
Attachments: Chris Rains.vcf

This is the email I sent you last time. Please let me know what is going on.

Thanks,

Chris Rains
Rains Properties, Inc

(763) 315-0000 Work
(612) 599-0372 Mobile
chris@rainsproperties.com
624 Central Ave
Osseo, MN 55369
<http://RainsProperties.com>

From: Chris Rains
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Subject: FW: Change of Ownership

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Candace Rawls [612-272-3159](tel:612-272-3159)

Again, thanks for all your help!

Candace Rawls

--

Candace and Jim Rawls
Rains Real Estate Services
[612-272-3159](tel:612-272-3159) Candace
[612-272-3155](tel:612-272-3155) Jim
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--

Candace and Jim Rawls
Rains Real Estate Services
[612-272-3159](tel:612-272-3159) Candace
[612-272-3155](tel:612-272-3155) Jim
Candace@rainsproperties.com
[763-315-0004](tel:763-315-0004) Fax

Chris Rains

From: Chris Rains
Sent: Monday, May 02, 2011 10:15 AM
To: 'lisa.martin@ci.stpaul.mn.us'
Subject: 580 Thomas Ave
Attachments: Chris Rains.vcf; FW: Change of Ownership; FW: Change of Ownership

Since no one showed up at my 8:30 inspection today. I will assume that in the last year I have done everything I needed to do in order to comply with the rules. I have filled out all of the transfer forms had 2 inspections by Maynard Vinge, paid all the fees and was told I have a valid CO. It is the cities responsibilities to follow up with its own employees to make sure that everyone knows what they need to know. Not mine.

Otherwise as far as I am concerned this property has met all the rules I was told I needed to do and as a Valid CO.

Since I will be getting sued by the owner and the current tenants who according to the city have no right to live in the property. As it states on the sticker attached to the front door. I need this resolved today!

What more could I possible do. This is a city issue not mine. I have done everything asked of me.

Thanks,



Chris Rains

From: Chris Rains
Sent: Wednesday, May 04, 2011 10:58 AM
To: 'lisa.martin@ci.stpaul.mn.us'
Subject: 580 Thomas Ave
Attachments: Chris Rains.vcf

Anyword?



Chris Rains

From: Chris Rains
Sent: Friday, May 06, 2011 10:23 AM
To: 'Joan Reidell'; Joshua Harrington; Lisa Martin; Maynard Vinge
Cc: Acooa Lee; Jacqueline Girling; James Thomas; Melvin Carter; Mike Kalis; Pat Fish; Rawls
Subject: RE: 580 Thomas
Attachments: Chris Rains.vcf

Thanks you for your response. I guess this is what I will have to do since you are the first and only person to tell me anything. I have not even received a letter telling me in is vacant or letting me know my options. This is the worst communication I have ever dealt with in my 12 years of deal with real estate or any city. Very unimpressed with the lack of care or responsibility.

Why is it that a council person is the only one to respond!

Again thank you Joan I really appreciate it.



-----Original Message-----

From: Joan Reidell [mailto:Joan.Reidell@ci.stpaul.mn.us]
Sent: Thursday, May 05, 2011 4:15 PM
To: Joshua Harrington; Lisa Martin; Maynard Vinge; Chris Rains
Cc: Acooa Lee; Jacqueline Girling; James Thomas; Melvin Carter; Mike Kalis; Pat Fish; Rawls
Subject: RE: 580 Thomas

Chris:

The forum in which your concerns could be sorted out is a Legislative Hearing. To be scheduled for a Hearing, you will need to appeal.

Thank you,

Joan

Joan M. Reidell
Ward 1 Secretary for
Councilmember Melvin Carter III
15 W. Kellogg Blvd.
Suite 310-A, City Hall
St. Paul, MN 55102-1615
Phone: (651) 266-8610
Fax: (651) 266-8574

joan.reidell@ci.stpaul.mn.us

>>> "Chris Rains" <chris@rainsproperties.com> 5/5/2011 3:45 PM >>>
Why should I have to appeal? Can't the city just fix the mistake?

-----Original Message-----

From: Joan Reidell [mailto:Joan.Reidell@ci.stpaul.mn.us]
Sent: Thursday, May 05, 2011 3:42 PM
To: Joshua Harrington; Maynard Vinge; lisa.martin@ci.stpaul.mn.us; Chris Rains
Cc: Acooa Lee; Jacqueline Girling; James Thomas; Joan Reidell; Melvin Carter; Mike Kalis; Pat Fish; Rawls
Subject: Re: 580 Thomas

Chris:

Have you filed an appeal?

Information about the appeals process, as well as the application, are available on the City's website at:

<http://www.stpaul.gov/FAQ.aspx?QID=68>

Thanks,

Joan

Joan M. Reidell
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Councilmember Melvin Carter III
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Suite 310-A, City Hall
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Phone: (651) 266-8610
Fax: (651) 266-8574
joan.reidell@ci.stpaul.mn.us

>>> "Chris Rains" <chris@rainsproperties.com> 5/5/2011 2:34 PM >>>
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Point of Contact: Chris Rains 612-599-0372 <tel:+16125950372>

Candace Rawls 612-272-3159 <tel:+16122723159>

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Cc: Acooa Lee; Jacqueline Girling; James Thomas; Melvin Carter; Mike Kalis; Pat Fish; Rawls
Subject: RE: 580 Thomas

I just tried to fill out the appeal and it states that the letter you are appealing must be attached. Can someone send me one? So I can appeal.

Thanks,

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624 Central Ave
Osseo, MN 55369

We are the property management company for all of these properties.

580 Thomas Ave, St. Paul, MN 55103
1667 Ames Ave, St. Paul, MN 55106
344 Jenks Ave, St. Paul, MN 55101
1119 Edgerton Street, St. Paul, MN 55130

Point of Contact: Chris Rains 612-599-0372 <tel:+16125950372>

Candace Rawls 612-272-3159 <tel:+16122723159>

We were told that he did forward it to the other departments he needed to. It looks to me like he did. See Below

From: "Maynard Vinge" <Maynard.Vinge@ci.stpaul.mn.us
<mailto:Maynard.Vinge@ci.stpaul.mn.us> >
To: "Jacqueline Girling" <Jacqueline.Girling@ci.stpaul.mn.us
<mailto:Jacqueline.Girling@ci.stpaul.mn.us> >, "James Thomas" <
James.Thomas@ci.stpaul.mn.us <mailto:James.Thomas@ci.stpaul.mn.us> >,
"Mike Kalis" <Mike.Kalis@ci.stpaul.mn.us
<mailto:Mike.Kalis@ci.stpaul.mn.us> >, "Pat Fish" <
Pat.Fish@ci.stpaul.mn.us <mailto:Pat.Fish@ci.stpaul.mn.us> >
Date: Wed, 30 Jun 2010 13:59:03 -0500
Subject: Fwd: Change of Ownership
Update for properties.

Then June 1st we received this email.

From: Maynard Vinge <Maynard.Vinge@ci.stpaul.mn.us
<mailto:Maynard.Vinge@ci.stpaul.mn.us> >

Date: Thu, Jul 1, 2010 at 10:21 AM
Subject: Fwd: Change of Ownership
To: rawls16@comcast.net <mailto:rawls16@comcast.net>

All four properties had C of O's. I forwarded the information to the Fire Inspectors to update.

As you can see the properties have a CO. This was after Maynard came out and did an inspection and approved the property. Then in February of 2011 Lisa martin called and said the property is vacant. I sent her all of the emails we had at that time showing we had a CO and never heard from her again. I thought it was over. Then last week we received a call from the caretaker asking if she had to move since the property was red tagged on the door stating the property is a vacant property and no one can live in the property. It was a surprise to her since she has been living at the property for quite a long time. I emailed Lisa and she set up an appointment for Monday May 2nd at 8:30 am. I arrived at the property at 8:19 and waited until 9:12. No one came so I left. I came back to the office and sent an email. Then sent another email on Wednesday asking for a response. I have not had one.

What more could I have done to make a bad property a great property. I fixed up the home filled it with good quality tenants and have an onsite caretaker. I did everything ask of me and then some, but still have a so called vacant building.

Someone please help me!