

Moermond, Marcia (CI-StPaul)

From: pavel@realestateliquidators.com
Sent: Tuesday, February 10, 2015 9:03 PM
To: Moermond, Marcia (CI-StPaul)
Cc: pavel@realestateliquidators.com
Subject: RE: 3rd request regarding 941 Cypress St, St Paul

Thank you Marcia for your response. I didn't make an application for a vacant building registration because the City of St Paul doesn't know what the other part of the City is doing.

I contacted the City on several occasions and was told but the City clerks that the property was "red flagged" and they were waiting for further instructions before I was able to pull permits. My contractors were working on finishing up the building and the building was "red tagged" and "stop order was issued for 2 months"

Only on 10/3/15 "the flag" has cleared and I applied for VB permit the same day. Thus I lost from 9/16/14 through 10/7/14 and from 10/7/14 to 10/27/14 until the VB inspection was done and only after that I was able to pull permits. Which is 1.5 month lost due to City's fault, not mine.

Yes you are right in the computer it shows that we passed inspections on 12/30/14 and 1/6/15 and 1/20/15.

All work was done prior to that, your inspectors were on 2 weeks continuing education class and we couldn't schedule any inspections, then HVAC inspector (James) forgot to mark in the computer that my inspection was passed and only after that Mr Seager closed the permit after it took me two weeks contacting the HVAC inspector (James who was on continue education class first week of January) and remind him to close the permit. After James closed his permit, Mr Seager came out and signed off his.

If you add all the time that the City wasted, it is indeed over 2 months. If it's not that, I would be done with everything by 10/15/14.

And I'm getting punished because the City has disorganized structure???

I will also write a complaint to the mayor because I'm fed up with this nonsense!

Do I need to be present during the City Council to get 1/2 off the VBR fee removed from 2016 assessment or not and how will I know if the half of VBR fee is removed?

Thank you for reading my complaint.

Thank you
Pavel Sakurets

Real Estate Liquidators

Transaction Engineer & RE Broker

www.RealEstateLiquidators.com

WE CREATE WIN-WIN TRANSACTIONS!

Direct: 651 235 8972

Fax: 612 315 4392

Toll free: 1 (855) 777 BUY MY HOUSE

1 (855) 777 2896

1920 Central Ave NE Suite 200

Minneapolis MN 55418

We pay TOP DOLLAR for off market Real Estate, pay cash & close on your time-line!

Have a property that you want to sell today? Call us 24/7 and get a fair cash offer in 24 hours!!!

WE WILL PAY YOUR PRICE WHEN YOU GIVE US GOOD TERMS

What does it mean? It means that we can structure the terms of the sale where you will get your price, or monthly payment, or interest rate when you provide favorable interest rate and term of the loan. Feel free to call or email me if you have questions. We can close on your property within 10 days or on your time line.

We buy residential and commercial properties, can offer 70% of the retail value when pay with cash and 100% of value when you provide owners financing.

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

Subject: RE: 3rd request regarding 941 Cypress St, St Paul

From: "Moermond, Marcia (CI-StPaul)" <marcia.moermond@ci.stpaul.mn.us>

Date: Tue, February 10, 2015 6:14 pm

To: "pavel@realestateliquidators.com" <pavel@realestateliquidators.com>

Cc: "Vang, Mai (CI-StPaul)" <mai.vang@ci.stpaul.mn.us>

Mr. Sakurets,

I have reviewed the emails below and the following is my commentary on these matters. The first matter is that of the requests you made for the fee to be waived. As you know, we handle these discussions in Legislative Hearings and you were represented in this hearing by Vadim Komisarchik. At the hearing I indicated I would follow-up with DSI staff to learn more about this situation from both a vacant building and a building permit inspection standpoint. After I reviewed their input and the hearing record, I determined the fee should be reduced by half, from a total of \$1,595 to \$797.

As I understand the emails below, you would like me to *change* my recommendation based on the information you are providing now. The arguments you make in these emails are the same which were provided in the Legislative Hearing by your representative, Mr. Komisarchik. My reasons for making the recommendation to reduce the assessment are –

- There was **no** VB fee for 2013-2014. As this file was opened due to a fire on September 25, 2013, there was an automatic waiver of the VB fee for 3 months. Three additional waivers were granted, resulting in the fee for 2013-2014 being canceled. This cancellation was a significant consideration granted to you.
- The pending assessment is the VB registration covering the time period of 9/26/14 – 9/25/15. These VB fees are billed prospectively and the City's Code indicates the entire fee is to be billed, not portions thereof. In the appeal process I try to be mindful of the length of time a building is in the VB program within the year in question. In this case, 4 months.
- You appealed the VB registration and bill dated 8/26/14 for 2014-2015. Although this appeal was not granted, I did recommend to the Council that you be able to pull permits, anyway, in the interest of keeping the project going. Although this hearing was conducted 9/16/14, you did not make application for the code compliance inspection for another 3 weeks.
- City records indicate there was application for a code compliance inspection on 10/7/14 and a report was issued 10/27/14. This is not an exorbitant length of time. The 2-month time period mentioned by Mr. Komisarchik in the hearing and you below seems to be a significant exaggeration.
- You indicated below that the work was completed by the end of the year. However, the permits were not signed by the inspectors until 12/30/14, 1/6/15, 1/8/15 and 1/20/15.

I will not be amending my recommendation for Council consideration. The next step in the process following a legislative hearing (which you had on 1/6/15) is to address your concerns directly to the City Council at its public hearing on February 18. Additional steps for appeal are outlined on the back of the letter you received.

Sincerely, Marcia Moermond

From: pavel@realestateliquidators.com [<mailto:pavel@realestateliquidators.com>]
Sent: Monday, February 09, 2015 4:21 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul)
Subject: RE: 3rd request regarding 941 Cypress St, St Paul

Hi Marcia, I just spoke to Mai Vang and she recommended to reach out to you directly. We have a pending VBR fee for 941 Cypress St for \$1595 (for a whole year, even though we had a fire exemption till 10/31/15) and if the City were to charge us VBR fee it supposed to be for November and December only of 2014.

However I'm requesting not to pay any fee at all, because it took Jim Seager longer than a month to write up a code compliance report because he was on vacation and we could not do any work before code compliance report was issued.

As soon as code compliance report was issued, we applied for permits and completed the work by the end of the year.

Please provide your response as soon as possible, because it's a 3rd request and I'm selling the property and VBR fee should not be assessed for 2016 property taxes.

Below is the link that shows when VB report was issued and when all permits were closed.

https://www.stpaulonestop.com/AMANDA5/eNtraprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp

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

Subject: RE: 2nd request
From: "Vang, Mai (CI-StPaul)" <mai.vang@ci.stpaul.mn.us>
Date: Mon, January 12, 2015 2:57 pm
To: "pavel@realestateliquidators.com" <pavel@realestateliquidators.com>
Cc: "Moermond, Marcia (CI-StPaul)" <marcia.moermond@ci.stpaul.mn.us>

Pavel,

I got your voice mails and emails but I forwarded them to Ms. Moermond. If you received your code compliance certificate, I can have Ms. Moermond look at prorating the fees depending how far along you are into the VB Program.

Mai Vang



Coordinator for Legislative Hearings
City Council Offices
15 W. Kellogg Blvd, Ste. 310
Saint Paul, MN 55102
Direct: 651-266-8563
Appeals Line: 651-266-8585
Fax: 651-266-8574

The Most Livable
City in America

mai.vang@ci.stpaul.mn.us



From: pavel@realestateliquidators.com [<mailto:pavel@realestateliquidators.com>]
Sent: Friday, January 09, 2015 11:19 PM
To: Vang, Mai (CI-StPaul)

Cc: pavel@realestateliquidators.com; On Property

Subject: 2nd request

Hi Mai. I'm hoping you got my first email from Monday.
This is the second request to waive VBR fee.

I received a Cert of Occupancy on 1/8/15 and requesting the City to waive vacant building registration fee, because the City has delayed my project's completion by 1.5 month (this is how long it took for Jim Seeger to issue code compliance report and we couldn't obtain any permits before code compliance report was issued).

You asked me to keep you informed and said that the fee could be waived if we could close all the permits by 12/31/14.

We closed plumbing and electrical permits by 12/31/14 and closed a building permit on 1/8/15.

I'm hoping that I provided a valid reason why it should be waived. If you are not in charge of this issue, please provide contact information of the person who is in charge of issuing "vbr" fees.

Thank you

Pavel Sakurets

Real Estate Liquidators

Transaction Engineer & RE Broker

www.RealEstateLiquidators.com

WE CREATE WIN-WIN TRANSACTIONS!

Direct: 651 235 8972

Fax: 612 315 4392

Toll free: 1 (855) 777 BUY MY HOUSE

1 (855) 777 2896

1920 Central Ave NE Suite 200

Minneapolis MN 55418

We pay TOP DOLLAR for off market Real Estate, pay cash & close on your time-line!

Have a property that you want to sell today? Call us 24/7 and get a fair cash offer in 24 hours!!!

WE WILL PAY YOUR PRICE WHEN YOU GIVE US GOOD TERMS

What does it mean? It means that we can structure the terms of the sale where you will get your price, or monthly payment, or interest rate when you provide favorable interest rate and term of the loan. Feel free to call or email me if you have questions. We can close on your property within 10 days or on your time line.

We buy residential and commercial properties, can offer 70% of the retail value when pay with cash and 100% of value when you provide owners financing.