



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

APR 25 2020

Telephone: (651) 266-8585

We need the following to process your appeal:

CITY CLERK

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>May 5, 2020</u>
Time <u>2:30 p.m.</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u> <u>via teleconference</u>

Address Being Appealed:

Number & Street: 277 Fillmore Ave E City: ST PAUL State: MN Zip: 55107

Appellant/Applicant: JAMES H. NICHOLS Email JIM@MINNEXTEKCOMPANIES.COM

Phone Numbers: Business 612-751-2634 Residence _____ Cell 612-751-2634

Signature: [Handwritten Signature] Date: 2/22/2020

Name of Owner (if other than Appellant): PEOPLES ELECTRIC CO., INC

Mailing Address if Not Appellant's: 2855 ANTHONY LN SO, ST ANTHONY, MN 55418

Phone Numbers: Business 612-436-3280 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/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

Comments:

SEE ATTACHMENT
"EXHIBIT A"

Application for Appeal

Exhibit "A"

April 23, 2020

St. Paul City Council
Legislative Hearings
310 City Hall
15 West Kellogg Blvd.
St Paul, Mn 55102

Re: 277 Fillmore Avenue East
Waiver Vacant Building Registration
Fee of \$2,127.00

Dear Sir or Madame,

We are writing to request a waiver of or delay in the registration of 277 Fillmore Avenue East as a vacant building.

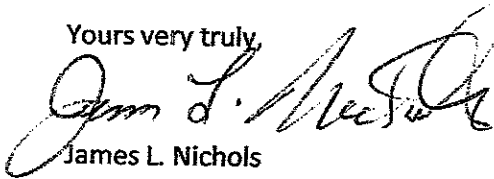
We spent considerable time, energy, and effort cleaning out the building for sale. We have it listed for sale with Jim Miller from James Miller Investment Realty Company. Mr. Miller is a Minnesota licensed real estate broker in Saint Paul who exclusively deals with commercial property.

The property was under a purchase agreement for sale late last year but fell through at the end of due diligence when the buyer failed to perform. The property is actively being marketed and has generated interest with a variety of prospective purchasers. It is one of the relatively few commercial properties for sale in Saint Paul.

Recently, as you may imagine, the COVID 19 pandemic has dramatically impaired our marketing efforts.

We remain hopeful we will sell the property in the near term and are actively working towards that end. Thank you for your consideration for a waiver of delay.

Yours very truly,



James L. Nichols
Senior Consultant
Manchester Companies, Inc
900 IDS Center
80 South Eight Street
Minneapolis, MN 55402

Cell 612-751-2634
Tel 612-436-2800
fax 612-338-4723



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

April 20, 2020

Peoples Electric Co Inc
2855 Anthony Ln S Ste 201
Saint Anthony MN 55418-2637

Customer #:1603656
Bill #: 1495596

VACANT BUILDING REGISTRATION NOTICE

The premises at 277 FILLMORE AVE E 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 by law to register this building with the Department of Safety and Inspections, Vacant Building 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 \$2,127.00. 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.

Payment must be received by May 20, 2020 .

You may pay this registration fee online by going to online.stpaul.gov and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (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, Matt Dornfeld, at 651-266-1902 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building 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 Office 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 District Inspector, Matt Dornfeld, at 651-266-1902.

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

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: md

vb_registration_notice 11/14

Also Sent To:

Gary Caza 7078 East Fish Lake Road Maple Grove MN 55311