



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Minutes - Final

### Legislative Hearings

*Marcia Moermond, Legislative Hearing Officer*  
*Mai Vang, Hearing Coordinator*  
*Joanna Zimny, Executive Assistant*  
*legislativehearings@ci.stpaul.mn.us*  
*651-266-8585*

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Tuesday, May 6, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

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#### 9:00 a.m. Hearings

##### Special Tax Assessments

- 1     **RLH TA 25-86**     Ratifying the Appealed Special Tax Assessment for property at 1033 MARYLAND AVENUE EAST. (File No. VB2506, Assessment No. 258805)

Sponsors:     Yang

*Approve the assessment.*

*Javonna Anntwenette McCoy-Barber*

*McCoy-Barber: yeah, Marcia, these meetings have been worthless to me. The last meeting we had, I tried to tell you that Minneapolis does have the fees but they remove them. The people I call and spoke with, their inspectors, so to keep comparing it to what Minneapolis does is not really helping any. Um, the inspector was out last week and everything is good here. This is a waste of my time, you guys did nothing for me. I don't know how---we'll probably have to sell our house because we can't afford all this stuff you guys are trying to dump on us.*

*Moermond: my recommendation is for approval. We'll send a follow up email. You've been in the Vacant Building program for more than a year on this bill.*

*McCoy-Barber: no ma'am. No ma'am.*

*Moermond: you're welcome to talk to the Council—*

*McCoy-Barber: that's a waste of time. But, the inspector was out last week and said we were good to go and that was before it was a year.*

*Moermond: your anniversary date was May 2 and the Code Compliance was issued May 6. Today.*

*McCoy-Barber: that's because your City guy didn't take it off last Thursday at 3 pm.*

*Moermond: that wouldn't have made a difference in my recommendation but you are welcome to testify at Council. We'll also send an email confirming.*

*[McCoy-Barber hangs up]*

*Moermond: the appellant hung up before I could offer making it payable over 5 years. We can do that if she responds she wants this. My recommendation for full approval is unchanged. Let's send this to Council May 21.*

**Referred to the City Council due back on 5/21/2025**

- 2      [RLH TA 25-231](#)      Ratifying the Appealed Special Tax Assessment for property at 899 BURR STREET. (File No. VB2509, Assessment No. 258808)

**Sponsors:**      Kim

*Layover to LH May 20, 2025 at 9 am (unable to reach PO).*

*Called at 9:18 am: mailbox full; unable to leave message.*

*Called at 9:36 am: mailbox full; unable to leave message.*

*Moermond: send an email indicating that we'll put this on our calendar May 20th and give them one more try.*

**Laid Over to the Legislative Hearings due back on 5/20/2025**

- 3      **RLH TA 25-230**      Ratifying the Appealed Special Tax Assessment for property at 1218 EDMUND AVENUE. (File No. J2509B, Assessment No. 258108)

**Sponsors:**      Privratsky

*Delete the assessment.*

*Billsie Daka, owner, appeared via phone*

*Moermond: I've read the police report and I'm going to recommend this assessment is deleted. It will go away.*

*Daka: ok, thank you.*

**Referred to the City Council due back on 6/18/2025**

- 4      **RLH TA 25-232**      Ratifying the Appealed Special Tax Assessment for property at 1980 STANFORD AVENUE. (File No. VB2509, Assessment No. 258808)

**Sponsors:**      Jost

*Approve and make payable over 3 years.*

*Geoff Lindback appeared via phone*

*[Moermond gives background of appeals process]*

*Staff report by Supervisor James Hoffman: August 8, 2024 property was referred to fire after an extensive fire in the kitchen. Category 1 opened and fee waived for 90 days. No current permits or Code Compliance Inspection Report on file.*

*Lindback: I've been maintaining the property the best I could. I've been working to align contractors and now we're getting stuck working with insurance. They want an itemized counter bid. A lot of their original estimate didn't include things required by the City to bring to modern standards. We're trying to avoid tearing the house torn about and then getting in a battle with the insurance company. We're trying to straighten that out before tearing things out. Lawn in being mowed, leaves picked up and it is generally not a nuisance property even though it is vacant and unable to be occupied.*

*Moermond: so, you'd like relief because you're taking care of the property?*

*Lindback: yes and working with the insurance company before we start so it doesn't sit in a construction state for a long time.*

*Moermond: what's the timeline you're working with? This went into the Vacant Building program August 8, 2024, will you be done by August 8, 2025?*

*Lindback: that would be ideal. I'm hoping for fall at this point. We got our initial estimate last November. I went through some contractors before I could find one that could help me.*

*Moermond: by the time this hits Council the middle of June, you'll already be 10.5 months in. When I asked about the work timeline, I was hoping to set this up for next year. Your insurance company should be covering this fee, and I would bring it to them. I can also ask the Council to make it payable over a number of years. Appeal the Vacant Building registration you get in august, and I can put a 90-day waiver on it then which would take you to October and hopefully you will be done and not have a second Vacant Building fee. Year one you'd have to pay, but hopefully not year 2.*

*I'll recommend this is payable over 3 years. You can always pay it earlier if you want to avoid interest.*

**Referred to the City Council due back on 6/18/2025**

## Staff Reports

- 5 [SR 25-73](#) Review Request of Ratifying the Appealed Special Tax Assessment for property at 593 COOK AVENUE EAST adopted by Council on March 27, 2024 under File RLH AR 24-9. (File No. VB2405, Assessment No. 248804)

**Sponsors:** Yang

*Reduce assessment (already levied) from \$5,075 to \$2,536.*

*Emiliano Romero, owner, appeared via phone*

*Moermond: I understand you talked with Joanna Zimny and I have a file put together on your case. It seems the crux of the matter is your Vacant Building fee covered June 17, 2023 through June 16, 2024. The building permit was finalized halfway through, in November but they didn't close the file until June 2024. You've got an entire Vacant Building fee; you'd previously been working on it. I think there's reason to be generous in this because it was six months before that Code Compliance certificate was issued. I'm going to recommend it is cut in half. That means some paperwork on our end, so*

*I'm not sure how fast that refund will happen. But that should be reflected in your second-half property tax statement.*

*Romero: that would be amazing. Communication with Department of Safety & Inspections was a bit rough from the start. I'll deal with the taxes and when corrections come I appreciate it very much.*

*Moermond: you've got \$2,500 off your taxes.*

*Romero: I appreciate it so much, thank you.*

**Received and Filed**

## 10:00 a.m. Hearings

### Special Tax Assessments

- 6 RLH TA 25-204** Ratifying the Appealed Special Tax Assessment for property at 886 / 892 ARCADE STREET. (File No. J2518R, Assessment No. 258534)

**Sponsors:** Yang

*Approve the assessment.*

*Voicemail left at 10:16 am: I'm trying to reach Bona Ku, this is Marcia Moermond from St. Paul City Council calling you about an appealed special assessment. We tried you April 15, and since this is our third attempt I'm going to recommend the Council approve this assessment. Reach back to our office with questions at 266-8585.*

**Referred to the City Council due back on 6/4/2025**

- 7 RLH TA 25-225** Ratifying the Appealed Special Tax Assessment for property at 1083 EDGERTON STREET. (File No. J2518R, Assessment No. 258534)

**Sponsors:** Kim

*Reduce assessment from \$444 to \$424.*

*Sarah Ikuomola, owner, appeared via phone*

*[Moermond gives background of appeals process]*

*Staff report by Supervisor Lisa Martin: January 24, 2025 a Summary Abatement Order was issued to remove and dispose of the futon bed from the rear of property by garage. Compliance of January 31. Reinspected February 5 and it was still there. Work was done on February 10th for a total assessment of \$444. No returned mail. Couple past orders, but they were taken care of.*

*Ikuomola: the furniture didn't belong to us. It was the neighbor's and it has been a constant issue of tenants leaving furniture around the back of the property. It gets assessed as mine, but I haven't been in Minnesota for the last 3 months. I just went back at Easter and was gone again. I'm not there all the time but I know that furniture was not my property at all. I talked to the landlord about disposal and he's trying to deal with it. I didn't even see the letter, but also the furniture wasn't mine.*

*Moermond: you live here and it is propped up against your garage. Regardless of who did it we have ourselves a futon on your garage and an order being mailed out. I'm stuck on, even if it was dumped by the neighbors, you got notice about it being there and shouldn't have been. Resolving the dispute with your neighbors is on you, not the City. I get it's a problem, but it's a private situation. Our inspectors can sometimes give advice on how to approach it.*

*Martin: obviously speak to the neighbors, but if you cut back the brush in that area and clean it up it usually helps with dumping.*

*Ikuomola: when did this letter go out?*

*Moermond: January 25, 2025.*

*Martin: and wasn't cleaned up until February 10th and no appeal was filed.*

*Ikuomola: I wasn't even in Minnesota at the time. I think I called or sent an email regarding the appeal option on the 17th, late April, and that's when I was aware. Even when I was at the house in April I didn't see any letters from January saying it's a problem.*

*Moermond: this is something to talk to the neighbors about if they're the ones causing the problem. I'm going to recommend approving the assessment, which I know is not what you want to hear.*

*Moermond: we are removing a futon, a mattress charge, and then a MSW charge on top?*

*Martin: depends on where they are disposing is my understanding. The mattress fee and the disposal charge. There's a trip charge—*

*Moermond: which is charged. Then a \$55 fee, and then a \$35 fee. I'm going to recommend this is reduced by \$20.*

**Referred to the City Council due back on 6/4/2025**

**8**      [RLH TA 25-223](#)

**Ratifying the Appealed Special Tax Assessment for property at 1624 SEVENTH STREET EAST. (File No. J2518R, Assessment No. 258534)**

**Sponsors:**            Johnson

*Layover to LH May 20, 2025 at 10 am (wrong number for PO).*

*Voicemail left at 10:34 am: this is Marcia Moermond from St. Paul City Council calling Jireh Mabamba about an appeared tax assessment for 1624 East 7th Street. We'll try you back in a little bit.*

*Tried calling at 10:40 am – rang out and dropped.*

*Moermond reads property owner's statement (attached) into the record.*

*Moermond: what I'm seeing is a lot of cardboard boxes and a torn garbage bag, and on recheck the same exact cardboard and an additional black bag of garbage, and the white bag is gone. He may otherwise maintain the property but it does look like the*

*City did have to do the removal of the items and fully 20 days passed between orders and the crew showing up. I'm going to recommend approval of the assessment.*

*Note: after hearing PO reached out and confirmed wrong # was called. - JZ*

**Laid Over to the Legislative Hearings due back on 5/20/2025**

### **Special Tax Assessments-ROLLS**

- 9 RLH AR 25-44** Ratifying the assessment for Collection of Vacant Building Registration fees billed during February 20 to November 19, 2024. (File No. VB2509, Assessment No. 258808)
- Sponsors: Noecker
- Referred to the City Council due back on 6/18/2025**
- 10 RLH AR 25-45** Ratifying the assessment for Securing and/or Emergency Boarding services during December 2024. (File No. J2509B, Assessment No. 258108)
- Sponsors: Noecker
- Referred to the City Council due back on 6/18/2025**
- 11 RLH AR 25-46** Ratifying the assessment for Collection of Fire Certificate of Occupancy fees billed during December 18 to January 21, 2025. (File No. CRT2508, Assessment No. 258207)
- Sponsors: Noecker
- Referred to the City Council due back on 6/18/2025**
- 12 RLH AR 25-47** Ratifying the assessment for Excessive Use of Inspection or Abatement services billed during October 22 to November 21, 2024. (File No. J2509E, Assessment No. 258308)
- Sponsors: Noecker
- Referred to the City Council due back on 6/18/2025**
- 13 RLH AR 25-48** Ratifying the assessment for Removal of Diseased and/or Dangerous Tree(s) service during December to February 2025. (File No. 2504T, Assessment No. 259004)
- Sponsors: Noecker
- Referred to the City Council due back on 6/18/2025**

### **11:00 a.m. Hearings**

### **Summary & Vehicle Abatement Orders**

14 [RLH SAO 25-38](#) Appeal of Nancy Kreig, on behalf of John Schultz, to a Summary Abatement Order at 1623 YORK AVENUE.

Sponsors: Yang

*Layover to LH Tuesday, May 13, 2025 at 11 am for further discussion after inspector visit.*

*Nancy Kreig, occupant of camper, appeared via phone  
Jon Schultz, owner, appeared via phone*

*Moermond: you're appealing on behalf of the owner?*

*Kreig: yes, Jon Schultz, and he is right here next to me.*

*[Moermond gives background of appeals process]*

*[smoke alarm chirping repeatedly in background]*

*Moermond: the first thing I want to address is smoke detectors.*

*Kreig: I do have a question before we get into it, I did email some follow up photos from this am, were those received?*

*Moermond: yes.*

*Martin: obviously we can hear a smoke detector not working. There is a concern due to the amount of people living there. I'd be happy to stop by with some to make sure we have coverage at the home. The main reason this was filed was after a Summary Abatement Order was issued April 10 to remove mattress, scrap wood, car parts, tires, debris from entire property and trailers and trucks. Compliance date of April 16. Photos attached. We also have a correction notice for all the vehicles. RV that was in the front yard and is now moved to driveway that is covered. No current tabs. There was a red pickup with smashed windshield. Lots of other vehicles. None of them are registered to the property. Due to neighbor's complaints, we have an issue of over-occupancy which has also been an issue in the past.*

*Schultz: they are all battery and electric operated.*

*Moermond: but it is going off.*

*Schultz: when people smoke in the house they go off.*

*Moermond: that's the point.*

*Krieg: the red pickup is gone. It is impounded. No more motorcycle parts. There is a canoe I'm trying to get rid of. There were ladders---he was in construction a long time; some are in the garage but I sent photos of what is behind it. I cleaned out the gazebo. Jon's Mercedes is in the driveway, not running right now. Rachel's car is registered here. The other car she had, she works for pizza ranch and they gave her a delivery vehicle. One car broke down. One we fixed with parts and I ran out of time to get the car out of here. It is ugly as sin. There was a bunch of crap in the driveway that has been picked up. I've been working my tail off for a couple of weeks.*

Schultz: she can come out this afternoon.

Kreig: we're making headway. I'm doing the best I can.

Moermond: you wrote on your appeal owner is 84 years old and needs time to evict tenants and clean up yard.

Kreig: according to State statute we have to write the notice and then file formal proceedings. Eviction due to never paying a g-d damn dime.

Moermond: so, you haven't done anything yet?

Kreig: I'm one person. I've been dealing with the yard.

Moermond: Mr. Schultz do you need assistance with basics like meals on wheels or chores you could benefit from?

Schultz: no, I don't believe in it. I think you'll be happy when you come out here today.

Moermond: just wanted to check in on that.

Martin: I can be there at noon.

Schultz: ok.

Moermond: we'll continue this conversation next Tuesday.

**Laid Over to the Legislative Hearings due back on 5/13/2025**

### **Making Finding on Nuisance Abatements**

- 15**    [RLH SAO 25-12](#)    Making finding on the appealed nuisance abatement ordered for 411 CHARLES AVENUE in Council File RLH SAO 25-5.

**Sponsors:**        Bowie

*The nuisance is abated and matter resolved (new orders to be written with June 6 deadline for new items on property).*

*Norma Roberts Hakizimana, owner, appeared via phone*

*Moermond: following up on your orders and the deadline. There was an inspector who went by and I want to get an update on that.*

*Staff update by Supervisor Lisa Martin: from the original orders there were some pallets and everything has been cleaned up, but we have some minor scrap wood, twigs and branches and the shed is missing the roof. The previous order made huge progress in coming into compliance.*

*Moermond: that was to remove any scrap wood not used for a specific purpose and any interior items stored on exterior. That's been cleared out, but when the inspector went by he noticed some different items.*

*Martin: correct.*



*Moermond: so that's closed out. How can she work with you on those new items?*

*Martin: we'd typically issue new orders giving 7 days.*

*Moermond: what do you think about talking about the shed and brush pile and minor scrap wood? Is that a big deal? How is your schedule.*

*Roberts Hakizimana: I've had family issues with my son since December, been in the hospital every month and doctor appointments 3 times a week. He can't manage himself. I had trees trimmed in March or April; they weren't here last year. The pile is coming down and my yard waste bin has been emptied 3 or 4 times now. The shed roof is on my deck being repaired. The scrap wood is for my garden pad.*

*Moermond: sounds like you're going to keep taking care of the brush, what's the timing on finishing that?*

*Roberts Hakizimana: I'm not sure. I got the tree trimmed back in the front; it was my neighbor's. If they had gone through my front they'd have seen 2 huge piles of limbs. I have done so much and this is between all these other things with my son. To me it isn't that big of a deal to me, I wish I would have taken before photos. Are they going around checking everyone's woodpile? Or do I have to report that myself. This is like HOA pettiness. If he can give me until the end of May, does that sound reasonable?*

*Moermond: more than reasonable. This is May 6; I'll recommend the Council gives to June 6 to get it done. We will follow up then. They were stopping by just to check on compliance with the previous things.*

**Referred to the City Council due back on 5/14/2025**

**16 RLH SAO  
25-20**

Third Making finding on the appealed of JoAnn Lorvig Tsoumanis to a nuisance abatement ordered for 1400 CHARLES AVENUE in Council File RLH SAO 25-2.

**Sponsors:** Jalali

*The nuisance is not abated.*

*JoAnn Lorvig Tsoumanis, property owner, appeared via phone*

*Moermond: we are following up and I heard from my team you aren't done and wanted an extension.*

*Lorvig Tsoumanis: I had a nasty cold for 2 weeks and then I had a car crash. It affected my whole body.*

*Moermond: you probably need some help. You didn't meet the deadline, but we're going to say your deadline to have it all done is June 1 and if it isn't done we'll send crews to finish it up. We'll talk with you on Tuesday June 3, and Council will review it Wednesday. You may need to hire someone to finish, otherwise the crew will take it and you will be charged for it.*

*Lorvig Tsoumanis: right, I understand.*

**Referred to the City Council due back on 5/21/2025**

- 17 [RLH SAO 25-39](#) Making finding on the appealed nuisance abatement ordered for 1016 DESOTO STREET in Council File RLH SAO 25-32. (May 6, 2025 Legislative Hearing)

**Sponsors:** Kim

*The nuisance is abated and the matter resolved.*

*Supervisor Lisa Martin: this is in compliance and will close the file.*

*Moermond: nuisance is abated and matter resolved.*

**Referred to the City Council due back on 5/7/2025**

## 1:00 p.m. Hearings

### Vacant Building Registrations

- 18 **RLH VBR 25-19** Appeal of Laiyun (Larry) Yan to a Vacant Building Registration Renewal Notice at 680 GREENBRIER STREET.

**Sponsors:** Johnson

*Waive VB fee for 90 days (to August 10, 2025) and allow permits to be pulled.*

*Larry Yan, owner, appeared*

*[Moermond gives background of appeals process]*

*Staff report by Supervisor Matt Dornfeld: made a Category 2 Vacant Building May 10, 2024 by Vacant Building inspector Dan Hesse per a condemnation referral from Leanna Shaff. The carriage house was found to be unsafe, unfit for human habitation, a public nuisance and hazard to public welfare. Condemnation is for carriage house only. It was at some point converted to a 12-unit rooming house illegally. Wendy Lane specifically stated this was unauthorized back in 1993. Since then, we've had it vacant secured and maintained with just a few tall grass and weeds issues.*

*Moermond: looks like we have a Code Compliance Inspection Report September 9th. Where is that at?*

*Staff report by Building Inspector Clint Zane: essentially this was converted from a carriage house into a type of residential commercial building at some point, without City approvals through zoning and permitting. When that happened I haven't been able to nail down. I get the feeling it has been there quite a while before Leanna Shaff discovered it. Previous fire inspections it likely wasn't checked since it was just supposed to be garage/storage. 11-unit residential building sober house. I used orders that would give some detail as to how to move forward with this.*

*Moermond: the Code Compliance Inspection Report was focused on what was necessary to convert it back to a single-family home but not a code analysis about how to convert it into a legal rooming house?*

Zane: in my Code Compliance Inspection Report #2 I noted this property inspected as a not-inhabitable carriage house building/storage. No front footings and is not allowed to be heated, inhabited, and has zoning restrictions as well. #3 says it was converted into an 11-unit sober house with no building or trade permits related to this conversation. #4 says a change of use would be possible but subject to process including full set of architectural plans, etc.

Moermond: the Code Compliance report we were able to reference in stamp didn't have a date or addressee or address mailed.

Zane: I think Larry would testify he did receive it. It is bizarre how the address didn't generate. It is automatically generated and I didn't catch that when I sent it out.

Moermond: some permits have been pulled? I see old permits that are active but nothing current.

Yan: I am the co-owner with my son. We purchased the property October 31, 2023. It has two buildings. 688 is the big house there and 680B is the carriage house. It was used as a recovery program for 30 or 40 years. A residential rental for more than 30 years by the previous owner. They had the license from the City for the rental. We didn't know anything about it and after we purchased it we just invested over \$65,000 in carriage house to replace bathrooms, floors, walls and other repairs. We applied for a permit from the City and after the work was done and passed inspection then Leanna said there was a footing problem and condemned it last May. It went vacant and I paid the Vacant Building registration fee of \$2,400. This year in February we received a letter of assessment for 2618. Then we received another letter, a bill, for \$4,918. Almost double the assessment amount. Now we're in a difficult situation, we're trying to find the money to fix it, find an engineer and the funds. The main problem is the footing, digging down 10 feet. That is \$100,000 alone. The purpose of buying the house was to make some money, now we're losing money. Taxes are going up. It feels very hard for us to pay such a big registration fee. We managed to find the \$2,600, but almost \$5,000 is really hard.

Moermond: what is your timeline for repairs?

Yan: we started working with a company last November. Paying the engineer to draw the plan and the company talked with the City, Clint Zane, to discuss the plan. Now it is nice again they're ready to get the deposit to start the job. They said it would take just under 2 months to deal with the footings and also another couple of months to deal with the floors. Those are the two major things. We're hoping that can be done as soon as possible. They're planning to start in June.

Zane: you are in discussion but haven't started work?

Yan: yes, they haven't started.

Moermond: the Vacant Building fee we're talking about today applies from May 10, 2025 to May 9, 2026. I can recommend the Council waives the fee for 90 days, which means if it is done there would be no fee. 90 days is from the anniversary date, that takes you to August 10th. Sounds like you won't meet that deadline. That will set it up so it isn't hard to pull permits due to unpaid fees. You'll get re-billed in August and will go to assessment and we can talk about prorating the fee if you get done in six or fewer months we can look at cutting it in half. Right now, I think we can do that standard 3-month waiver to get you started.

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Referred to the City Council due back on 5/21/2025

## 1:30 p.m. Hearings

### Orders To Vacate - Fire Certificate of Occupancy

**19 RLH VO 25-7** Appeal of Josh Kirchert to a Condemnation and Order to Vacate at 1009 MAGNOLIA AVENUE EAST.

Sponsors: Yang

*Grant appeal and release from VB program. Grant to June 2, 2025 for compliance with items 1(b), 7, 10(a) and 11 to lift condemnation; grant to August 1, 2025 for balance of orders conditioned upon property remaining unoccupied.*

*Josh Kirchert, owner, appeared*

*Staff update by Supervisor Mitchell Imbertson: we don't have anything on record for the provisional.*

*Kirchert: I met with Daryl Chute on May 2. The day I left here I took the form right there and gave them the form at 375 Jackson.*

*Imbertson: that would make sense it hasn't been processed yet. The inspection did occur May 2 with Inspector Chute and based on that inspection the property remains under condemnation. An updated report was sent out with the updated items to certify the property. It ranges from basic maintenance to some more serious items.*

*Moermond: the property is currently vacant. The condemnation was written into the April 9 letter and I can see why a Fire Certificate of Occupancy would be revoked however I'm not comfortable with an outright condemnation for these violations, particularly failure to get an inspection when we do now have one. I think she just repeated the previous violations and added on.*

*Imbertson: it would have been condemned based on the lack of Certificate of Occupancy.*

*Moermond: now we have a provisional app and inspection.*

*Imbertson: it would be converted to an ordinary inspection follow up typically.*

*Moermond: that's what I was thinking. We'd need to establish deadlines. Typically, it would be one month out?*

*Imbertson: yes, unless something warrants it. It also was not properly secured so that was part of the condemnation.*

*Kirchert: part of why he did that was because the window was broken in the front. That has now been repaired. We're hoping for it to be done in the next couple of weeks. Even if we aren't renting it?*

*Moermond: the Fire Certificate of Occupancy inspection can be used in lieu of a TISH report.*

*Imbertson: it isn't eligible to be removed from the Fire Certificate of Occupancy program unless it is owner occupied.*

*Moermond: anything in here justifying a condemnation would stay with the house, no matter it is an investment property or owner occupant, like the smoke detectors. Do you need to complete the list? No, unless they are severe enough to mean condemnation.*

*I don't have a sense of severity on the fixtures?*

*Imbertson: the fixtures would be a more serious concern, adaptors less of a concern. Smoke alarms. There are some life-safety issues, but those are the biggest items.*

*Moermond: item 1(b), number 7, 10(a), we need egress from every bedroom.*

*Imbertson: at least one window needs to be accessible for egress.*

*Moermond: number 11, all should be taken care of.*

*Imbertson: schedule directly with Inspector Chute for a reinspection.*

*Moermond: if he clears those orders we just talked about then the condemnation is lifted and recommend you are released from the registered Vacant Building program. For the balance of the items, I'm fine pushing those to August 1 on condition the property remains unoccupied.*

*Let's do June 2 for the first items to lift the condemnation. Grant appeal and release from Vacant Building program.*

**Referred to the City Council due back on 5/21/2025**

## 2:00 p.m. Hearings

### Fire Certificates of Occupancy

- 20 RLH FCO** Appeal of Dan Schmidt, North Broadway Properties LLC, to a Correction  
**25-26** Notice-Complaint Inspection at 1039 ARKWRIGHT STREET.

**Sponsors:** Kim

*Grant to August 1, 2025 for compliance.*

*Dan Schmidt, owner, appeared via phone*

*[Moermond gives background of appeals process]*

*Staff report by Supervisor Mitch Imbertson: this is a duplex in the Fire Certificate of Occupancy program. We made an inspection in response to a complaint received April 3, 2025 alleging leak in wall of kitchen and the boiler and water heater were turned off. Inspection was made by Daryl Chute based on that complaint and report was issued listening 12 items found to be code violations. Those were sent April 11 with a reinspection scheduled for May 7, and that is on hold based on today's appeal.*

Schmidt: we are in the process of doing small repairs, and the water line to the fridge was dripping which created the issue downstairs. The owner downstairs brought in bull dogs, four of them. Has six people living there. Started eviction process. She called in no-heat and magically the heat was working when they came out. She has a system called "DoorLoop" to schedule maintenance. All of these items were in the redo list after the upstairs tenant moved out. This tenant being evicted stole the security cameras off the wall. That's what we're hanging there and what you called the smoke alarms. We are in process of getting new screens. The list of items makes sense, I was in the process of working on them when the tenant moves out. The only items were the windows screen. Number 1 and 2 are actually the same thing, it is the same spot. The only issue is all the work was being done. I feel like she was upset because of the eviction so she made the claim. They came out inspect the new heat complaint, and it was working when they got there. I'm trying to do the right thing; I believe this was just retaliation.

Moermond: you had a class A rating based on a 2018 inspection. We're walking in with a good history, which speaks well to your management. Where are you at in the eviction process?

Schmidt: I haven't done a lot of evictions; I messed up the paperwork and we had to start over. We haven't received any rent. I rehung 2 new cameras and we're recording stuff. Six people living there, only supposed to be one adult. Kids are being kept up until 2 am. I was just there Saturday and they were throwing bottles out the window at the sidewalk. I get it, if I screens they couldn't have done it. I'm trying to document everything I can and dealing with it the best I can.

Moermond: I ask because you said in your appeal about wanting to wait until they're out to do the repairs.

Imbertson: smoke alarms are the number one item to address immediately, but it sounds like that has been addressed.

Schmidt: I was there this weekend and put a new battery in the one in the hall. The two photos they took are from the brackets for security cameras, that they ripped down.

Moermond: you have one unit vacated, the other you intend to go through eviction. I'm ballparking what? June 1, July 1?

Schmidt: I'm praying June 1.

Moermond: are you waiting to put new tenants in 1041 and then do this other unit? What's your thinking there?

Schmidt: I'm going to try and get someone to move in. I'm looking for a good tenant that cares about their neighbors. I own both buildings, and my other tenants have been there over 2 years with no issues.

Moermond: I think an August 1 deadline would be more than reasonable and would take into account your eviction process. Stay on top of that so it doesn't slow down.

Imbertson: its Certificate of Occupancy renewal is due too, so we'd probably do that full walkthrough at the reinspect on August 1.

**Referred to the City Council due back on 5/21/2025**

- 21 [RLH FCO 25-28](#) Appeal of Rosa Gomez to a Correction Notice-Reinspection Complaint at 1123 PAYNE AVENUE, UNIT 2.

**Sponsors:** Yang

*Layover to LH May 13, 2025 at 2 pm. Staff to speak to plumbing supervisor re: contractor + permit.*

*Rosa Gomez, tenant, appeared via phone*

*[Moermond gives background of appeals process]*

*Staff report by Supervisor Mitch Imbertson: this is a four unit building the Fire Certificate of Occupancy program. We had a referral from the St. Paul Fire Department after a gas leak at the stove in unit 2. An inspection was made in response to that complaint. A number of letters were sent. A plumbing permit was pulled for the gas line, we needed to see the permit inspected and approved in order to close the order for that item. That's where we are at now. Permit needs to be inspected and approved.*

*Moermond: it looks like the permit was pulled a day or 2 before you close don't he property.*

*Gomez: I'm guessing when the front desk was called in December, not sure what day. I did talk to them and they sent me the info for the plumber who pulled those permits, I called and left Voicemails and emails and even connected with my realtor and no one has had any response. I don't know what else to do.*

*Moermond: understandably. What I'd like to do is put a call in to the Senior Plumbing Inspector and if they reached out directly to the contractor if something couldn't be arranged. I'd like to let this sit for a week and see if that works.*

*Gomez: that's perfect. We do have tenants from the previous owner. They've asked me if they had to move, I said I'll talk to the City and figure this out.*

*Moermond: we'll see what we can do with a call from our end. We will talk to you next Tuesday between 2 and 3?*

*Gomez: can we do something before 3 pm?*

*Moermond: we can try to call you exactly at 2.*

*Gomez: that works perfect.*

**Laid Over to the Legislative Hearings due back on 5/13/2025**

- 22 [RLH FCO 25-27](#) Appeal of Mary Durkop to a Correction Notice - Re-Inspection Complaint at 1725 THOMAS AVENUE.

**Sponsors:** Privratsky

*Layover to LH May 13, 2025 at 2 pm (unable to reach PO).*

*Voicemail left at 3:01 pm: this is Marcia Moermond from St. Paul City Council calling Mary Durkop about an appeal for 1725 Thomas. You appealed the Fire Certificate of Occupancy orders dated April 8. We'll try back in a couple of minutes.*

*Voicemail left at 3:07 pm: good afternoon, seems were having trouble getting ahold of you today. This is Marcia Moermond calling about your appeal for 1725 Thomas. I did want to point out quickly that I would consistently in these cases have the pest control issue dealt with, we can talk about the other issues next Tuesday between 2 and 3.*

**Laid Over to the Legislative Hearings due back on 5/13/2025**

### 3:00 p.m. Hearings

#### Other

- 23 [RLH TA 25-208](#) Ratifying the Appealed Special Tax Assessment for property at 1122 JACKSON STREET. (File No. CG2502A2, Assessment No. 250114)

**Sponsors:** Kim

*Approve the assessment.*

*Moermond: we've laid this over a couple of times so I could talk to the CAO because during the fourth quarter and early first quarter the owner of the property, the late Mr. Roger Stadler, was talking to Public Works about how he shouldn't have to pay the bill because he doesn't have a cart. We don't know why he didn't have a cart, or if he actually didn't. It would be his responsibility to get that cart replaced. You must have a cart and you must pay your bill. The assessment notice for the unpaid garbage bill went out after March 5, the next point to discuss this. Unfortunately, Mr. Stadler passed March 2. Public Works had been talking with the sister due to the ongoing cart situation and question of whether this could be deletion since she previous discussion hadn't concluded. The CAO says the assessment would still be due and owing since it wasn't concluded. He was living at the property during the fourth quarter. The assessment for first quarter 2025 could be given consideration if appealed. Ms. Barden will be following up with the sister, Diane Stadler.*

**Referred to the City Council due back on 5/14/2025**

- 24 [RLH TA 25-145](#) Ratifying the Appealed Special Tax Assessment for property at 1686 RACE STREET. (File No. CG2501A1-1, Assessment No. 250115)

**Sponsors:** Jost

*Approve the assessment.*

*No one appeared*

*Moermond: there's been some back-and-forth communication between our office and appellant. Mai, you've been involved, tell me where things are at.*

*Mai Vang: there was a follow up email from Joanna to the title company, which he indicates he JUST received the email and reached out and will be working with the title company to see if they can do a reimbursement of that. In the meantime, he's aware and isn't attending the hearing.*

*Moermond: approve the assessment.*

**Referred to the City Council due back on 5/14/2025**



- 25     [RLH TA 25-234](#)     Deleting the Appealed Special Tax Assessment for property at 750 VAN BUREN AVENUE. (File No. CG2502A2, Assessment No. 250114)

Sponsors:     Bowie

*Delete the assessment.*

*No one appeared*

*Moermond: the owner did end up paying the amount and Republic asked it to be removed, we'll recommend the assessment is deleted.*

*Jillian Barden: the hauler is going to reduce their invoice to us. We'll delete this and remove the amount from the Republic invoice.*

**Referred to the City Council due back on 5/14/2025**