



# 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**  
**Jean Birkholz, Hearing Secretary**  
**legislativehearings@ci.stpaul.mn.us**  
**651-266-8585**

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Tuesday, September 6, 2016

9:00 AM

Room 330 City Hall & Court House

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

##### Special Tax Assessments

- 1 [RLH TA 16-360](#) Deleting the Appealed Special Tax Assessment for Property at 454 SMITH AVENUE NORTH (File No. J1612A, Assessment No. 168530).

**Sponsors:** Noecker

*No one appeared.*

*Ms. Moermond:*

*-will recommend deleting this assessment*

*-the Appellant told us that Xcel told him there was a fire underground and they put up all these cones all over the place*

*-Inspector Martin followed up with Xcel; the person she spoke with wasn't aware of the fire; didn't know what was going on but..*

*-I called the Fire Dept, and they have a Fire Report, which is now attached to the record, which does show that there was something that sounds like a small explosion/fire underground that was causing smoke; they had it under control quickly*  
*-I can't imagine why he couldn't mow his lawn but at the same time, there was inconsistencies in the reports from Xcel and the Fire Dept; and communication wasn't accurate/consistent*

*Delete the assessment.*

**Referred to the City Council due back on 9/21/2016**

- 2 [RLH TA 16-377](#) Ratifying the Appealed Special Tax Assessment for Property at 606 LAFOND AVENUE. (File No. J1612B; Assessment No. 168112)

*Inho Chang, Chang Properties, owner, appeared.*

*Ms. Moermond:*

*-at last hearing, Inspector Yannarely gave a staff report about securing the building that resulted from a boarding requested by SPPD on May 18, 2016 at 11:30; total cost was \$520*

*-I asked for a police report at the time*

*-read from the police report: on this day at 10:39, complainant requests back-up...house should have been vacant yesterday.... people refusing to leave.... nbrs said there are several people inside...complainant unsure how many....doesn't*

know if there are any weapons inside....complainant, in a gold Taurus and black Ranger... board up advised....(statement of a couple people present)  
-you need to get the report directly from SPPD; it might be part of an on-going investigation

Inspector Lisa Martin:

-I was on the scene with a fire inspector  
-unit #1 of this property - the sheriff had issued a Vacate; there were several people inside; some were jumping out of windows; some were going out of the back of unit #2, as well  
-there was a large amount of furniture & debris in the yard  
-SPPD gained entry to unit #1 and people were sleeping; SPPD asked them all to leave and they had it boarded

Mr. Chang:

-my argument: I had filed eviction on #1 tenants; eviction was scheduled for May 17; around 9-10 pm, I knew the tenant had left so, I & my helpers started to clean-up; after a while, I left and I asked my helpers to stay there because I was afraid that those evicted tenants or their friends would come back; I came back in the morning and they said that the police had asked them to leave  
-I and my workers during clean-up had pushed all that stuff outside the bldg; we hadn't gotten to take it away yet

Ms. Martin:

-there were no dumpsters on the site  
-and, your helpers should have been working, not sleeping

Mr. Chang:

-they were there over night  
-I was relieved that the problem tenants were gone; so, then, I was finally able to get in to clean up

Ms. Martin:

-if those people were there legally and were Mr. Chang's helpers, they would not have been jumping out of windows; they would have talked to SPPD to let them know what was going on

Mr. Chang:

-my helpers may have been scared of the police; I can bring them up here to tell you that I had ordered them to stay at the property

Ms. Moermond:

-it's not clear to me that those people there weren't the previous tenants coming in again  
-will recommend approval  
-City Council Public Hearing Oct 5, 2016

Approve the assessment.

**Referred to the City Council due back on 10/5/2016**

**3**      [RLH TA 16-406](#)

Ratifying the Appealed Special Tax Assessment for Property at 296 BATES AVENUE. (File No. J1614A, Assessment No. 168537)

**Sponsors:**      Prince

Approve; no show.

**Referred to the City Council due back on 10/5/2016**

- 4      [RLH TA 16-426](#)      Ratifying the Appealed Special Tax Assessment for Property at 869 CARROLL AVENUE. (File No. J1614A, Assessment No. 168537)

**Sponsors:**      Thao

*Katie Brown, owner, appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement Order for tall grass/weeds issued Jun 6, 2016; compliance Jun 10; re-checked Jun 9  
-work done Jun 14 for a cost of \$160 + \$160 service charge = \$320  
-history: over hanging vegetation; 7-8-16 appliances/rubbish  
-sent to Occupant and Tua Yang, 869 Carroll  
-the grass was very long*

*VIDEO - city crew cut tall grass/weeds*

*Ms. Brown:*

*-we closed on the house Jun 28, 2016; those were the previous occupants/renters; the seller was someone different  
-we didn't own it at the time; brought her closing documents; they said that they didn't receive any special assessments  
-we had no control of the property and didn't know*

*Ms. Moermond:*

*-yes, that was their responsibility; it was a big job to give to the city  
-your realtor should be advocating on your behalf on this mess; that's why they get a commission  
-these Orders did exist prior to the closing (issued Jun 6); and should have been disclosed at closing  
-unfortunately, the buyer assumes the assessments; we can provide you with information to demonstrate that this was something that was already in the works at the time that you closed; it might be something that your realtor could work with  
-provided her with a photo*

*Approve the assessment.*

**Referred to the City Council due back on 10/5/2016**

- 5      [RLH TA 16-407](#)      Ratifying the Appealed Special Tax Assessment for Property at 1107 CASE AVENUE. (File No. J1612E, Assessment No. 168322)

**Sponsors:**      Bostrom

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 6      [RLH TA 16-418](#)      Deleting the Appealed Special Tax Assessment for Property at 702/706 DAYTON AVENUE. (File No. J1614A, Assessment No. 168537)

**Sponsors:**      Thao

*Beverly Brown appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement issued May 26, 2016; compliance Jun 2; re-checked Jun 14  
-work done Jun 15 for a cost of \$288 + \$160 service charge = \$448  
-failure to maintain exterior of property  
-a Correction Notice was also issued for painting exterior of the house  
-Work Order was sent Jun 15 to remove metal barrels as noted in SA property;  
re-inspected Jul 8; inspector found scattered debris and shopping cart and vehicles  
parked on unapproved area, peeling paint; re-inspected Aug 19 and found to be in  
compliance  
-sent to: James Brown, 706 Dayton Ave and Occupant  
-including scrap wood, cardboard, unmarked metal barrels, cans, other refuse in yard  
-no returned mail  
-photos*

*VIDEO - city crew removed 3 barrels on side of garage*

*Ms. Moermond:*

*-in the photos, can see peeling paint in the distance*

*Ms. Brown:*

*-we called; and this was rectified  
-the barrels were stored inside the garage but when the people got ready to do the  
work on the inside of the garage, they put the barrels on the outside; the next day,  
her nephew was supposed to pick up those barrels, which held her mother's  
recycling aluminum cans; there was no trash in those barrels and she's been doing  
this for 30 years; and we've never had a problem with them  
-this abatement order did not come to 706 Dayton Ave for any cans; this went down  
the street at the end of the block; my brother called her and told her that someone  
had walked it up to them; the US mail had been delivered to the wrong house (that  
guy's name is James Brown, too)  
-my called SPPD and told them that someone had stolen her cans; my dad is 105  
and didn't know what was going on  
-mother collects pop cans and puts them in those barrels, which she has had for 30  
years and never had a problem; she was pretty heartbroken that those barrels were  
taken*

*Inspector Lisa Martin:*

*-she would recommend deleting this assessment; she didn't see any garbage or  
anything*

*Ms. Moermond:*

*-me too! DELETE  
-mail was delivered to the wrong place*

*Ms. Brown:*

*-the neighborhood got together and paid her for those cans  
-they had been waiting on 19 permits*

*Ms. Moermond:*

*Delete the assessment.*

**Referred to the City Council due back on 10/5/2016**

EARL STREET. (File No. J1612E, Assessment No. 168322)

**Sponsors:** Bostrom

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

**8**      [RLH TA 16-405](#)

Deleting the Appealed Special Tax Assessment for Property at 970 EUCLID STREET. (File No. J1614A, Assessment No. 168537)

**Sponsors:** Prince

*J Mitchell, Two City Holdings LLC, owner, appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement Order issued Jun 15, 2016 for a mattress on the property near alley; compliance Jun 20; re-checked Jun 20*

*-work done Jun 22 for a cost of \$140 + \$160 = \$300*

*-sent to: Plaza I Inc, 9617 Oak Ridge Trl, Minnetonka MN and Occupant*

*VIDEO - crew removed mattress near alley*

*Mr. Mitchell:*

*-that mattress was from the property next door; we had already moved it once; the tenants had moved out from next door and they moved the mattress back again*

*-we got Notice and moved the garbage and the mattress back again because this wasn't our mattress*

*-my tenants haven't moved for 3 years and they haven't gotten rid of any mattresses, etc.*

*-if you look further, there's still rubbish and garbage from the tenants moving out from property next door*

*-see the foot print of the mattress on the grass*

*-the houses are pretty close together*

*Ms. Seeley:*

*-sees a long history here in 2015; no trash service; trash container; garbage on ground; hauler; closed Aug 2015; pkg issue in Dec 2015*

*VIDEO again per Ms. Moermond*

*-she asked in which direction the mattress came from; Mr. Mitchell explained that he moved all the other garbage and mattress back to where it came from - next door; and then, someone moved it back to his property again*

*Ms. Seeley:*

*-identified the next door property - 972 Euclid, Craig Fohrenkamm, owner*

*-not much history*

*-Orders issued Jun 9, 2016: mattress in front of garage; re-checked Jun 20, 2016: mattress is removed off the property; that makes sense (that's when they probably moved it over to your property)*

*Ms. Moermond:*

*-OK*

*-will recommend deletion*

*Delete the assessment.*

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Referred to the City Council due back on 10/5/2016

- 9      [RLH TA 16-413](#)      Ratifying the Appealed Special Tax Assessment for Property at 1118 FOURTH STREET EAST. (File No. J1614A, Assessment No. 168537)

Sponsors:      Prince

*Approve; no show.*

Referred to the City Council due back on 10/5/2016

- 10     [RLH TA 16-424](#)      Ratifying the Appealed Special Tax Assessment for Property at 1041 FREMONT AVENUE. (File No. J1614A, Assessment No. 168537)

Sponsors:      Prince

*Approve; no show.*

Referred to the City Council due back on 10/5/2016

- 11     [RLH TA 16-425](#)      Ratifying the Appealed Special Tax Assessment for Property at 1045 FREMONT AVENUE. (File No. J1614A, Assessment No. 168537)

Sponsors:      Prince

*Approve; no show.*

Referred to the City Council due back on 10/5/2016

- 12     [RLH TA 16-435](#)      Ratifying the Appealed Special Tax Assessment for Property at 674 HAWTHORNE AVENUE EAST. (File No. J1602V, Assessment No. 168001)

Sponsors:      Bostrom

*David S Hartman, owner, appeared.*

*Inspector Paula Seeley:*

*-Vehicle Abatement Order issued Mar 21, 2016; compliance Mar 25; re-checked Mar 25*

*-tow done Mar 26 for a cost of \$315 + \$160 = \$475*

*-Orders sent on trash & mattress at the same time*

*-sent to: David S Hartman, 784 Cottage Ave, St. Paul; and Occupant*

*-no returned mail*

*-white Chevy SUV - lacks current license tabs (740 HAV); appears inoperable; front end damaged*

*Mr. Hartman:*

*-not surprised if this is accurate but he doesn't recall receiving Notice*

*-we have a clean record*

*-it would be the tenant's vehicle*

*-we took care of the trash & mattress; I got a Notice*

*-I would have taken care of it had I received Notice; I talked to the tenant when I received this Notice; I will go back to the tenant*

*Ms. Moermond:*

*-the tenant also received Notice and didn't take action, either*

*Approve the assessment.*

**Referred to the City Council due back on 10/5/2016**

- 13     [RLH TA 16-434](#)     Ratifying the Appealed Special Tax Assessment for Property at 787 HOWELL STREET NORTH. (File No. J1612E, Assessment No. 168322)

**Sponsors:**     Stark

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 14     [RLH TA 16-417](#)     Ratifying the Appealed Special Tax Assessment for Property at 1661 IDAHO AVENUE EAST. (File No. J1612E, Assessment No. 168322)

**Sponsors:**     Bostrom

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 15     [RLH TA 16-408](#)     Deleting the Appealed Special Tax Assessment for Property at 846-848 JESSAMINE AVENUE EAST. (File No. J1612E, Assessment No. 168322)

**Sponsors:**     Bostrom

*Delete the assessment due to mistake and sent two excessive consumption double bill. (No hearing necessary)*

**Referred to the City Council due back on 10/5/2016**

- 16     [RLH TA 16-419](#)     Ratifying the Appealed Special Tax Assessment for Property at 691 LAFOND AVENUE. (File No. J1614A, Assessment No. 168537)

**Sponsors:**     Thao

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 17     [RLH TA 16-401](#)     Deleting the Appealed Special Tax Assessment for Property at 1152 LANE PLACE. (File No. J1612E, Assessment No. 168322)

**Sponsors:**     Bostrom

*Delete; no excessive consumption letter sent to owner. (No hearing necessary.)*

**Referred to the City Council due back on 10/5/2016**

- 18     [RLH TA 16-409](#)     Ratifying the Appealed Special Tax Assessment for Property at 695 LAWSON AVENUE EAST. (File No. J1612E, Assessment No.

168322)

**Sponsors:** Bostrom

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 19     [RLH TA 16-410](#)     Ratifying the Appealed Special Tax Assessment for Property at 984 LEXINGTON PARKWAY NORTH. (File No. J1614A, Assessment No. 168537)

**Sponsors:** Brendmoen

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 20     [RLH TA 16-411](#)     Ratifying the Appealed Special Tax Assessment for Property at 665 MAGNOLIA AVENUE EAST. (File No. J1614A, Assessment No. 168537)

**Sponsors:** Bostrom

*Appellant requested Spanish interpreter. Laura Carroll was present; however, owner did not appear. Approve the assessment.*

**Referred to the City Council due back on 10/5/2016**

- 21     [RLH TA 16-396](#)     Ratifying the Appealed Special Tax Assessment for Property at 772 MAGNOLIA AVENUE EAST. (File No. VB1615, Assessment No. 168822)

**Sponsors:** Bostrom

*Laid over from August 16 per owner's request. No show at September 6 hearing. Approve the assessment.*

**Referred to the City Council due back on 10/5/2016**

- 22     [RLH TA 16-420](#)     Ratifying the Appealed Special Tax Assessment for Property at 973 MARION STREET. (File No. J1614A, Assessment No. 168537)

**Sponsors:** Brendmoen

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 23     [RLH TA 16-412](#)     Deleting the Appealed Special Tax Assessment for Property at 731 MARYLAND AVENUE EAST. (File No. J1614A, Assessment No. 168537)

**Sponsors:** Bostrom

*Approve; no show.*



On September 7, received an email from Inspector Paula Seeley recommending a deletion of this assessment due to date entry errors. The work was done by the owner; therefore, no fee was owed.

**Referred to the City Council due back on 10/5/2016**

**24**     [RLH TA 16-427](#)

Ratifying the Appealed Special Tax Assessment for Property at 1554 MIDWAY PARKWAY. (File No. J1612B, Assessment No. 168112)

**Sponsors:**        Stark

*David Grzan appeared representing the ownership, Charter Midway LLC.*

*Ms. Moermond:*

*-Vacant Building case; turned over to Inspector Yannarely*

*Inspector Joe Yannarely:*

*-the old Sholom Home*

*-there were 2 separate boardings:*

*-May 8, 2016 - called in as an emergency boarding by SPPD; cost: \$495 + \$120 service chg = \$615 (includes emergency chg; does not have police report)*

*-May 23, 2016 - Inspector Matt Dornfeld met RESPRO and SPPD out there to check on illegal occupancy; they secured the bldg; there was no emergency chg; cost: \$140 + \$160 service chg = \$300*

*-total cost for both: \$635 + \$280 service chgs = \$915*

*Mr. Grzan:*

*-purchased the property in Dec 2015*

*-was the former Sholom Nursing Home;*

*-intention is to get financing to convert it to a 168 unit assisted living/memory care facility*

*-there's an ownership and an operator; the operator doesn't come into play until we start to build the property; however, those notifications are going to the operator in Rochester and not to us; we represent the ownership and we aren't getting notifications about any thing; however, we were in touch with the city about some vandalism that was occurring on the property; we inquired with Matt Dornfeld and met with District 10 for a community meeting because we wanted to know about what they were hearing - what was going on with the property; their issues, etc. because we were noticing vandalism activity in the building; we hired a security company and to date, they've been paid over \$50,000 in security company fees; and after having had the city people walk the property with me, we have taken up the charge, on how taking up their suggestions on how to make the property more secure*

*-the city suggested we board up the bldg from the outside, so we did that - another \$21,000*

*-we have purchased signage that the city recommended; will go up this week*

*-we have had our hands full with this property being vacant in attracting the wrong crowd; over \$500,000 of copper has been stolen out of the bldg, so far and we've invested over \$100,000 in maintenance and every other thing we can think of - working hand in glove with SPPD and the City of St. Paul*

*-now, we have over \$900 in assessments and we weren't aware that the city was even on our property; we weren't aware that there was an issue; we weren't aware of any notifications but now that we know that there's vandalism activity and other occurrences, we're on the property every single day*

*-we even hired someone to manage our parking; the city of St. Paul contacted me just before this weekend and said, "We don't like the people that you obtained to do the parking for you; they're breaking ordinances, etc; so, we fired them on the same*

day; and we hired a security company; in other words, we've bent over backwards and every which way, spent an enormous amount of money and we have no qualms about doing anything that we need to do  
-has a note on his computer from Cmdr Edward Lemon thanking him for the cooperation; they say, "Jump" and we say, "How high?" and we do it  
-asked that all personal notification should come to my personal home address going forward and when the "operator" is on the job to take care of operations, they will be getting notifications

Mr. Yannarely:

-there are more assessments coming for securing in Jun and Jul

Ms. Moermond:

-is there information in the file about who to contact

Mr. Yannarely:

-we had a conversation last Fri

-suggested that he send in a Vacant Building Registration Form

Mr. Grzan:

-my records show we paid for the VB fee

Mr. Yannarely:

-on file, we have a contact at 206 S Broadway, Rochester, MN- Charter Midway LLC

Mr. Grzan:

-that's the operator; they reside in Rochester; however, I'm right here in the Twin Cities and I'm the point of contact for any little thing regarding this property

Ms. Moermond:

-it is incumbent upon the city to send notifications to the owner of record with with Ramsey County Tax Records; and Ms. Vang says that address is the Rochester address, the operator

-rectify that with Ramsey County taxation

-the Vacant Building Registration form has the correct information under the contact

Ms. Yannarely:

-I don't see a copy of the VB Reg form in the system

Ms. Mai Vang:

-there is a VB Reg form in STAMP but it has the Rochester address

-I emailed him another form after speaking with him on the phone

Mr. Grzan:

-I want to make sure that all communication comes to me so that I can deal with it

-Charter Midway LLC is the owner of record

-the operator is Oxford Property Management, who we hired to operate the property

Ms. Moermond:

-I want to hear from SPPD about the boarding on May 8

-you're doing good things like talking to the neighborhood and SPPD, the city

-you took a big hit with the copper theft and squatters moving in

Mr. Grzan:

-what we found out was that there were vans that looked like they were professional vehicles; the neighbors were alerted to the fact that there were commercial vehicles

*parked outside the bldg; however, they were breaking in, set up camp inside the bldg and pulled the copper out of the bldg filling up their vans*

*Ms. Moermond:*

*-I will contact SPPD for the police report*

*-her recommendation is forthcoming*

*-will email the information she receives*

*Recommendation is forthcoming. (LHO requests police report. A request was made and report was sent on September 6. Hearing Officer will review and make a recommendation.)*

*F/U: Based on police report, LHO recommends approval of the assessment. Police had to act based on an emergency due to the house being open to entry and crew had to board due to windows and doors being broken. Owner notified of recommendation. Also the owner of record's contact address was out in Rochester.*

**Referred to the City Council due back on 10/5/2016**

**25**      [RLH TA 16-428](#)

Ratifying the Appealed Special Tax Assessment for Property at 1554 MIDWAY PARKWAY (File No. J1612A, Assessment No. 168530).

**Sponsors:**          Stark

*David Grzan appeared representing the ownership, Charter Midway LLC.*

*Inspector Joe Yannarelli, Vacant Buildings:*

*-Summary Abatement Order for tall grass/weeds issued May 3, 2016; compliance May 7; re-checked May 11*

*-work done May 17 for a cost of \$320 + \$160 = \$480*

*Mr. Grzan:*

*-those invoices were going to the operator; they weren't paid and so, the grass cutters stopped cutting the grass; the minute we found out about those unpaid invoices, we contacted the lawn company and corrected the nonpayments*

*Ms. Moermond:*

*-will recommend approval*

*Approve the assessment.*

**Referred to the City Council due back on 9/21/2016**

**26**      [SR 16-79](#)

Review Request of Nathan Luebke for the Appealed Special Tax Assessment for Property Adopted by City Council File RLH AR 16-50 on August 17, 2016 at 2034 PINEHURST AVENUE (File No. J1611A, Assessment No. 168527).

**Sponsors:**          Tolbert

*Nathan Luebke appeared.*

*Ms. Mai Vang:*

*-Summary Abatement Order issued Apr 4, 2016; compliance Apr 8; re-checked Apr 8*

*-work done Apr 11 for a cost of \$288 + \$160 service charge = \$448*

*-garbage including litter in rear near alley and construction material in back yard*

*-sent to Kyle Luebke, 2034 Pinehurst Ave, St. Paul and Federal National Mortgage*

Assoc, 114221 Dallas Pkwy Ste 1000, Dallas TX  
-no returned mail

Ms. Moermond:

-at the time the SA Order was written, it went to Fannie Mae  
-this is a Vacant Building  
-wants to know the policy, Mr. Yannarely

Mr. Luebke:

-I put an offer in Dec 2015; took possession in May 2016  
-everyone is disputing this; the seller had a contract with a preservation company that was coming weekly/bi-weekly to cut the grass; my realtor said that it was such a drawn-out close, that she went to the property about twice a week because the property didn't have a security alarm and she wanted to make sure that no one was getting in and damaging the property  
-the city doesn't have VIDEO or pictures; he called 5 depts when he got the assessment letter - the first notification that he got  
-also, the property backs an alley in Highland Park where there's a bar and Half Price Books with huge disposal bins; any beer bottles or random trash would have come from them

Ms. Moermond:

-has photos from the compliance date and they showed some lumber, garbage in the window well and loose & scattered in the back yard; the owner is responsible for it regardless of where the garbage was generated from

Mr. Luebke:

-does the city collect trash? "No." And, do they regulate the back alley of the businesses? "No." They don't even regulate the parking; there's supposed to be 2-hour parking limit yet people park there and sit there all day long  
-this is just random trash; the assessment bill is for almost \$500  
-these are bldg materials that are going into the house (picture)

Ms. Moermond:

-reminded the Appellant that she is reviewing this record after the Council adopted the assessment; and the proper course for this would have been, had it been timely, to go to district court; so, we are trying to save you a few hundred dollars and problem solve it here; so.... I'm on your side  
-I'm seeing some loose & scattered, some random pieces of wood and a bag of garbage in the window well  
-we are here because cannot force the feds to do anything; they're the big gun; now, that the ownership has transferred to you, you get handed the stuff that's leftover, possibly from the federal ownership; they don't have to do TISH report or code compliance inspections, etc, that all the rest of us have to do  
-notice did go to Fannie Mae, the owner of record; they did not disclose the assessment at closing  
-I understand your frustration in that the city hasn't provided a VIDEO for you to see

Mr. Luebke:

-he is frustrated because he didn't even own the property at the time; he didn't get any Notice except for this one and that the city is saying that this property needed to be forcibly cleaned up and he is saying that the seller, who works on behalf of Fannie Mae, had someone go in there weekly to cut grass & collect trash that was being thrown by people walking down the back alley

Ms. Moermond:

*-the Council has taking action toward organized solid waste collection services in the City of St. Paul; a lot of people are being heard and things are moving in that direction; it's in progress*

*-the notice was sent to the owner of record - Fannie Mae; your realtor may have missed it that day*

*-this was addressed to the Pinehurst address on Apr 4, 2016*

*Mr. Luebke:*

*-we didn't own the house at that time*

*Ms. Moermond:*

*-give me your HUD closing statement*

*Mr. Luebke:*

*-he provided the HUD closing statement*

*Ms. Moermond:*

*-given the closing date of May 13, 2016, she will recommend deletion*

*Delete the assessment given the closing date was May 13, 2016. Will draft a new resolution amending the assessment. Delete the assessment given the closing date was May 13, 2016. Will draft a new resolution amending the assessment.*

**Received and Filed**

- 27     [RLH TA 16-432](#)     Ratifying the Appealed Special Tax Assessment for Property at 1271 SEMINARY AVENUE. (File No. J1612E, Assessment No. 168322).

**Sponsors:**     Stark

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 28     [RLH TA 16-431](#)     Ratifying the Appealed Special Tax Assessment for Property at 1691 SEVENTH STREET EAST, (File No. VB1613, Assessment No. 168815).

**Sponsors:**     Bostrom

*Initial legislative hearing was July 19; Appellant, Kevin Vu, did not appeared. File was entered in September for Legislative Hearing September 6. Appellant also no show. File was enter during or after the September 6 hearing; therefore, file was not approved. City Council Public hearing was September 7, 2016 which it missed the Council Agenda. Approve the assessment as it's written.*

**Withdrawn**

- 29     [SR 16-77](#)     Review Request of Alice Tibbets for the Appealed Special Tax Assessment for Property Adopted by City Council File RLH TA 16-326 on August 17, 2016 at 1241 SEVENTH STREET WEST (File No. J1611A, Assessment No. 168527).

**Sponsors:**     Noecker

*Alice Tibbetts, Capricorn Investments, appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement Order went out Apr 8, 2016; compliance Apr 14; re-checked Apr 14*

*-work done Apr 18 for a cost of \$308 + \$160 service chg = \$468*

*-mattress & furniture near alley*

*-sent to: Occupant and Daniel & Iris Towle, 4 Dove Lane, St. Paul*

*-no returned mail*

*-history: tall grass/weeds in May 2016*

*Ms. Moermond:*

*-has an email indicating that you purchased the property (4-plex) on Mar 26, 2016*

*Ms. Tibbetts:*

*-that's not correct; our closing was Apr 13, 2016; we signed the Purchase Agreement on Mar 26*

*Ms. Moermond:*

*-the clean-up occurred after you closed; Notices went to the previous owners and they are responsible for that assessment but you owned it when the work was done; the Notices should have been disclosed to you*

*-not proper legal notification to the owner of record at the time of the clean-up*

*Delete the assessment; will draft a new resolution to amend the assessment.*

**Received and Filed**

**30**      [RLH TA 16-414](#)

Deleting the Appealed Special Tax Assessment for Property at 1495 SEVENTH STREET WEST. (File No. J1614A, Assessment No. 168537)

**Sponsors:**            Noecker

*Steven E Johnson, owner, appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement issued Jun 15, 2016; compliance Jun 20; re-checked Jun 23*

*-work done Jun 27 for a cost of \$274 + \$160 = \$434*

*-dog feces in yard; must be cleaned daily*

*-sent to: Occupant and Steven Johnson, 2230 St Johns Cir, Woodbury*

*-TGW letter sent Jun 13 (done by owner)*

*VIDEO - crew picked up 2 piles of feces*

*Mr. Johnson:*

*-my brother lives there; he has 2 dogs and we took care of it the very next day*

*-his dogs go out once or twice a day*

*Ms. Seeley:*

*-recommends deleting*

*Ms. Moermond:*

*-me too, delete*

*Delete the assessment.*

**Referred to the City Council due back on 10/5/2016**

- 
- 31     [RLH TA 16-430](#)     Ratifying the Appealed Special Tax Assessment for Property at 201 SNELLING AVENUE NORTH. (File No. J1612B, Assessment No.168112)
- Sponsors:**     Stark
- Approve; no show.*
- Referred to the City Council due back on 10/5/2016**
- 32     [RLH TA 16-382](#)     Deleting the Appealed Special Tax Assessment for Property at 1075 STINSON STREET. (File No. J1612A, Assessment No. 168530)
- Sponsors:**     Thao
- Matthew Haskins, owner, appeared.*
- Inspector Paula Seeley:*  
-Summary Abatement Order issued for tall grass/weeks May 19, 2016; compliance May 24; re-checked May 24; it's a VB  
-work done May 25 for a cost of \$160 + \$160 = \$320  
-sent to: \_\_\_\_ West Lake, TX and to Nation Star Mortgage LLC, PO Box 619079, Dallas TX  
-no VIDEO and no photo
- Mr. Haskins:*  
-closed May 26, 2016
- Ms. Moermond:*  
-no video/no photo  
-will recommend deletion  
-notice went to previous owners
- Delete the assessment.*
- Referred to the City Council due back on 9/21/2016**
- 33     [RLH TA 16-415](#)     Ratifying the Appealed Special Tax Assessment for Property at 992 THIRD STREET EAST. (File No. J1614A, Assessment No. 168537)
- Sponsors:**     Prince
- Approve; no show.*
- Referred to the City Council due back on 10/5/2016**
- 34     [RLH TA 16-421](#)     Ratifying the Appealed Special Tax Assessment for Property at 305 THOMAS AVENUE. (File No. J1614A, Assessment No. 168537)
- Sponsors:**     Thao
- Approve; no show.*
- Referred to the City Council due back on 10/5/2016**
- 35     [RLH TA 16-402](#)     Deleting the Appealed Special Tax Assessment for Property at 490

UNIVERSITY AVENUE WEST (File No. J1610P, Assessment No. 168410).

**Sponsors:** Thao

*Delete assessment; waiver on file since October 15, 2014. (No hearing necessary).*

**Referred to the City Council due back on 9/21/2016**

- 36     [RLH TA 16-416](#)     Ratifying the Appealed Special Tax Assessment for Property at 1040 WESTERN AVENUE NORTH. (File No. J1614A, Assessment No. 168537)

**Sponsors:** Brendmoen

*Approve; no show.*

**Referred to the City Council due back on 10/5/2016**

- 37     [RLH TA 16-423](#)     Deleting the Appealed Special Tax Assessment for Property at 1623 WHEELLOCK LANE. (File No. J1612E, Assessment No. 168322)

**Sponsors:** Brendmoen

*Delete assessment per building inspector. There was no permit needed. (No hearing necessary)*

**Referred to the City Council due back on 10/5/2016**

- 38     [RLH TA 16-438](#)     Ratifying the Appealed Special Tax Assessment for Property at 390/392 FRY STREET. (File No. J1609C, Assessment No. 162012)

**Sponsors:** Stark

*Vincent Tran, owner, appeared.*

*Inspector Joe Yannarely, Vacant Buildings:*

*-this house was Ordered Demolished by the City Council in Aug 2015*

*-demolition cost: \$23,912.96*

*-there was \$1000 hold back*

*-the project was totally complete in Jul 2016*

*-we prepared the invoice Mar 8, 2016*

*-the demo permit was signed off on Jan 22, 2016 (the actual date the bldg came down)*

*Ms. Moermond:*

*-why are you appealing and what are you looking for today?*

*Mr. Tran:*

*-last year at this time, I stopped by the hearing and you only approved us to remodel; we submitted all the information for \$65,000*

*-we bought the house in Dec 2014 and we started to apply for remodel in Apr 2015; it turned from a Cat 2 into a Cat 3 around Apr; I submitted all the documents to rehab the house and it seemed at the time that you agreed with the plan - all electrical, plumbing & building and we did not hear anything until late in Sep-Oct of last year that the City Council approved the demo; we sent a letter in and did not hear anything until this year when I drove by a couple months ago and I saw it demoed; that was*



*bad for us; we bought the building with the assumption that it can turn into a rehab  
-I was shocked when I heard it from Ms. Seeley*

*Mr. Yannarely:*

*-at LH on Jul 28, you gave a list of conditions that needed to be met to get a grant of time; you referred it to City Council on Aug 19, 2015; none of the conditions were met so the City Council approved it to be razed and removed within 15 days; the owner contacted us and said that they were going to raze and remove the property; we gave them an opportunity to raze the property but nothing happened; that's when the city started removal action*

*Mai Vang:*

*-once the City Council approves the Resolution, the owner gets a Certified Notification*

*Mr. Tran:*

*-if I see it, I don't know it  
-we bought the building to rehab but the city put a big financial burden on us*

*Ms. Vang:*

*-but at the hearing, you indicated that you were going to do the demolition*

*Mr. Yannarely:*

*-you were going to turn in a signed contract, and that never occurred and the city was actually slow to get a contractor out there; there had been nothing going on for 3 months*

*Mr. Tran:*

*-no, we entered documents to rehab, not to demo*

*Ms. Vang:*

*-my letter was sent to you by email & US mail; I sent it to vincentgtran@gmail  
-I sent it US mail to Vincent Tran & Trang Vo, 2475 Edgerton St, Little Canada*

*Mr. Tran:*

*-that's q, not g (email)  
-and that's our home address in Little Canada but our office is 475 Cleveland Ave N, Ste 303, St. Paul  
-our home address has nothing to do with this  
-we spent over \$10,000 just for \_\_\_\_\_ & inspections and getting ready for rehab  
-we put in our paperwork at DSI*

*Mr. Yannarely:*

*-read the conditions after the Jul 28, 2015 LH: 1) post a \$5000 perf deposit; 2) provide a revised work plan that includes timelines for completing work; 3) submit letter committing at least \$110,000 in funds and a letter from the bank dedicating that amount for the project.....*

*Ms. Moermond:*

*-here's what we can do:  
-you can request the recording from the Jul 28, 2015 LH; the fact remains that you were here for that LH & the same letter that told you about that hearing, told you about the City Council's Public Hearing and that LH hearing concluded with me saying that I was recommending that the building be removed at 392 Fry within 15 days with no option for repair; if the owner is going to proceed with demolition, the*

*city would need to see a signed contract for a licensed demolition contractor; and that was touched on several times in the conversation; a recording would, perhaps demonstrate that for you but many months passed between the LH in Jul and when the demolition occurred in Jan for you to have taken action for \$6000 - \$8000 to remove the bldg on your own; that didn't happen; the city did the removal and the city has a cost for the removal of the bldg of \$23,912*

*-you did have Notice that was going to happen and you knew that the Council was going to be discussing it and when, and you didn't show up for the Council meeting and you didn't send a representative, which tells me.....*

*Mr. Tran:*

*-we submitted all the documents to your office and I stopped by the city.....*

*Ms. Moermond:*

*-when the LH ends that way; the letters says the same, dropping off materials after the fact saying that you're going to do something after you already said that you were going to demo the place.... frankly, I don't even know what materials you're talking about; I have to review the file*

*-I need to focus on was the demolition Notice properly given? Did the city do the work? Does this reflect the actual cost of doing the work? (legal questions I need to ask) In this situation I need to answer, "Yes. You did have Notice (many forms of Notice); the Resolution we're talking about is one Ordering the bldg removed within 15 days; that was the basis for conversation*

*-the best I can do is to divide the payments over a number of years; 10 years is the maximum*

*Approve and spread payments over 10 years.*

**Referred to the City Council due back on 10/5/2016**

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

- 39**     [RLH AR 16-69](#)     Ratifying the assessments for Excessive Use of Inspection/Abatement services billed during March 31 to May 6, 2016. (File No. J1612E, Assessment No. 168322)

**Sponsors:**     Stark

**Referred to the City Council due back on 10/5/2016**

- 40**     [RLH AR 16-70](#)     Ratifying the assessments for Property Clean Up services during June 2 to July 1, 2016. (File No. J1614A, Assessment No. 168537)

**Sponsors:**     Stark

**Referred to the City Council due back on 10/5/2016**

- 41**     [RLH AR 16-71](#)     Ratifying the assessments for Trash Hauling services during June 1 to 29, 2016. (File No. J1613G, Assessment No. 168713)

**Sponsors:**     Stark

**Referred to the City Council due back on 10/5/2016**

- 42**     [RLH AR 16-72](#)     Ratifying the assessments for Boarding and/or Securing services

during May 2016. (File No. J1612B, Assessment No. 168112)

Sponsors: Stark

Referred to the City Council due back on 10/5/2016

- 43     [RLH AR 16-73](#)     Ratifying the assessments for Towing of Abandoned Vehicle services during April 2015 to March 2016. (File No. J1602V, Assessment No. 168001)

Sponsors: Stark

Referred to the City Council due back on 10/5/2016

## 11:00 a.m. Hearings

### Summary Abatement Orders

- 44     [RLH SAO 16-32](#)     Appeal of Joele Johnson to a Summary Abatement Order and Vehicle Abatement Order at 215 SHERBURNE AVENUE.

Sponsors: Thao

*Joele Johnson and her husband appeared.*

*Inspector Lisa Martin:*

*-Vehicle Abatement Order sent Aug 18, 2016; compliance Aug 29;  
-all vehicles were removed from the vacant property  
-sent to Joele Johnson, 528 Marion St, St. Paul  
-528 Marion St is directly next door to the vacant lot at 215 Sherburne Ave (corner lot)  
-it is a vacant lot; there is no structure there; therefore, it cannot have any type of storage or parking on that vacant lot  
-528 Marion has a beautiful fence surrounding the exterior  
-photo taken Sep 1  
-there are no vehicles left on the vacant lot  
-her understanding from Inspector Ross is that the Johnsons would like to store things and possibly have parking on that property; and that's why they are here today*

*Mr. Johnson:*

*-the property that we purchased is right next to our home; where the vehicles were is our property; when we bought the lot, there was a garage there*

*Ms. Moermond:*

*-you have a parcel with a house on it and a vacant parcel right next door*

*Ms. Johnson:*

*-we understand that it's a vacant lot and it's not for storage; the shed was all the way in the corner; we had 2 garbage cans tied to the fence; a lot of trash got caught there and we kept it clean; we had a tarp over our things  
-the vehicles all had current tabs and were operable  
-it's a pretty big lot and we kept it very well maintained  
-we cleared the lot as you asked us to do (have photos)  
-since it's right next door, we'd like to use it and keep it clean*

*Ms. Moermond:*

*-it sounds as though you want to join these 2 parcels into one*

*Mr. Johnson:*

*-yes; and in the future, we want to build a house there to add value to the neighborhood; right now, we'd just like to enjoy the extra room*

*-we need direction on where to go; who to contact about that*

*Ms. Moermond:*

*-I can't do that for you; I'm not authorized to do that; it's a zoning question; and it's also a question on how you want to move forward; it also sounds like it would be convenient to have them joined in the short term but in the long term, subdivided*

*-I do know that you can't store vehicles on a vacant lot*

*-talk to Wendy Lane in Zoning at DSI; she is the head of zoning, 266-9081*

*Inspector Paula Seeley:*

*-I know that if they put both these lots together, it's really difficult in the future to get it back from a nonconforming use to a conforming use again*

*Ms. Johnson:*

*-for right now, we'd like to use it for small family gatherings; to take the patio furniture out*

*Ms. Seeley:*

*-you can patio chairs out there but you can't put a temporary structure there like a large party tent and leave it there for months on end*

*Ms. Moermond*

*-recommend denial of this appeal*

*Deny the appeal.*

**Referred to the City Council due back on 9/21/2016**

**45**      [RLH SAO 16-33](#)

**Appeal of Donnell Horn to a Summary Abatement Order at 970 WILSON AVENUE.**

**Sponsors:**      Prince

*Donnell Horn, tenant, appeared.*

*Inspector Paula Seeley:*

*-Summary Abatement Order issued Aug 18, 2016*

*-sent to Occupant at 970 Wilson Ave*

*-remove scrap metal & rubbish underneath tarps in the rear yard; I can see a water heater, a ton of scrap in between the garages*

*-I see a lot of permits pulled but nothing finished*

*Mr. Horn:*

*-we just built a new garage and we had a lot of problems; they used 2 or 3 different kinds of cement*

*-we had to take everything out of the garage before we tore it down - we had notified the neighbors next door*

*-the inspector is the one who told us to put the contents of the garage over there in the mean time and to cover it up; so, that's what we did*

*-the contractor used many vendors and everything got pushed back further and further, while we kept getting letters in the mail*

-he knows that the new neighbors next door are the ones complaining; although, he explained to her what all is going on but she didn't want to hear that; someone had broken into their garage and she thought it was me  
-I have photos on my phone  
-the new garage is up now and we have water coming into the garage; apparently, they are not doing the brick work right  
-everyone around there is working on their houses & yards  
-it will probably be done by the end of this month; they just got thru with the electrical work

Ms. Moermond:

-asked Ms. who the trades inspectors are here

Ms. Seeley:

-Randy Klauson is the electrical inspector; he was out there Aug 31

Ms. Moermond:

-we need to figure out a plan to get that stuff somewhere else  
-you say that you need more time; we talked about concrete issues, etc. which are totally understandable  
-showed him on the photos - the overgrowth is out of control and it needs to come down before it gets cold

Mr. Horn:

-under the tarp is a gas grill, 2 charcoal grills, construction material, etc; the inspector told us to put that tarp over it

Ms. Moermond:

-this is a longer term project than was anticipated; the tarp is good for very temporary storage but we need to have a change in strategy and we need to put a date on it

Mr. Horn:

-I want a month and a week, considering all the rain

Ms. Moermond:

-deadline: 1 month & 1 week - Oct 18, 2016  
-City Council Public Hearing Oct 5, 2016  
-and the scrapping will need to stop; it can't be done in a residential neighborhood

Grant an extension to October 18, 2016 for compliance.

**Referred to the City Council due back on 10/5/2016**

## 11:30 a.m. Hearings

### Orders To Vacate, Condemnations and Revocations

46     [RLH CO 16-34](#)     Appeal of Douglas Coppess to a Correction Notice at 1016 IGLEHART AVENUE.

**Sponsors:**     Thao

Douglas Coppess, owner, appeared.

Inspector Lisa Martin:

-Inspector John Ross was there when 1 out of the 4 vehicles was on site  
-there was an inspection scheduled for the interior and unfortunately, our inspector was on vacation that day so, I was out there for that inspection of unit #1, the rental unit  
-I sent a Correction Notice on Aug 15 to the owner, Douglas Coppess, PO Box 40478, St. Paul, MN 55104  
-I also sent the appointment letter to that same address and to the Occupant  
-17 items were listed as well as a Summary Abatement Order for the yard, which had a lot of storage of construction materials and 4 vehicles, several had expired plates from 2006  
-since that time, Mr. Coppess has made a tremendous amount of renovations to the property and the vehicles are all gone; most of the stuff has been removed from the yard; minor stuff is left underneath the rear stairs  
-he sent me an email this morning and hasn't reviewed it yet but we had a brief discussion prior to this hearing today  
-this property had fire damage and has been renovated  
-the GFCI outlet in the bathroom needed to be repaired; there was some exiting obstruction (photos in Stamp)  
-we talked about another walk thru so that he can get some clarification on some of the items but he has made a significant difference  
-on the inside, the outlets kept tripping whenever the tenants were plugging in a couple different things; seemed like the circuits were being overloaded; again, the GFCI outlet was not working properly; so, maybe an electrician should go in to double check to make sure that everything is working properly  
-many of the other items have been addressed  
-Mr. Coppess is having a tenant dispute with the tenant in unit #1, which is creating a lot of access issues, as well  
-this that these are all things that he can take care of in a quick fashion; his willing to work with us

Mr. Coppess:

-I have never had such difficult tenants since I bought this property in 1998; all this started after I started eviction papers on them  
-it went to the VB list after the fire; I did a lot of structural work, etc.  
-the tenants say that there's stuff tripping but maybe its as simple as a bad breaker  
-the tenants called the city after the eviction proceedings started  
-the tenants before never had one complaint; the wiring had been done to code  
-I emailed Ms. Martin this morning and sent pictures; all that stuff in the stairwell has been cleaned out; all has been cleaned out underneath the stairs; all combustibles have been removed  
-the tenants called me about a crack on the outside pane of a double paned window; I don't see the need to replace that; it's not a danger; not a hazard and not broken - there are some small things like that

Ms. Martin:

-concerned about permits pulled in 2006 and 2007 for renovation, electrical for service & circuit repair; both permits are inactive; were never finalized; you would need to contact the electrical inspector to have the electric inspected and finalized

Mr. Coppess:

-why do contractors do that; you trust these people; it happened with HVAC - you go back to them and then they're out of business or bankrupt....so, I had to pull new permits to get that redone, too

Ms. Martin:

-that company name is Lighting & Electric

*Ms. Moermond:*

*-find the old contractor or talk to an electrical inspector about it  
-call 266-8989; they can refer you to the inspector in that area  
-deadline: Oct 7, 2016*

*Grant to October 7, 2016 for compliance.*

**Referred to the City Council due back on 10/5/2016**

**47      [RLH VO 16-37](#)**

**Appeal of James Yacoub to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 638-640 OAKDALE AVENUE.**

**Sponsors:**          Noecker

*James Yacoub, owner, appeared.*

*Fire Inspector Leanna Shaff:*

*-Fire Certificate of Occupancy Revocation & Order to Vacate for long term noncompliance; inspection began Jan 28, 2016*

*Fire Inspector George Niemeyer:*

*-4-plex (side-by-side; and up & down)  
-retaining wall was called on a referral on Dec 2, 2015; he sent a letter to Mr. Yacoub  
-has Correction Notice & photos from Dec 2  
-they discussed a timeline: begin mid-Jun and finish the end of Jul; as of today, the repairs haven't been started  
-water heater on Correction Notice dated Feb 9, 2016; it was installed without a permit; as of today, there's no permit in the system  
-he had several complaints: one on the retaining wall; interior complaint on Jan 7, 2016  
-numerous deficiencies on the complaint inspection and the C of O was due for renewal*

*Mr. Yacoub:*

*-appealing the Revocation; has had multiple people tell him that it was leaning but it was not going to move any more; however, he did have it fixed last week; has photos; now, he is appealing only the water heater; every plumber is the city has said, "No;" so, he's stuck*

*Ms. Moermond:*

*-staff will go to verify that the wall has been fixed*

*Mr. Yacoub:*

*-we took the whole wall down and fixed the draining behind it; we dug out the class 5 drain tile and put it all back; there was a gap  
-doesn't know the height of the wall*

*Ms. Shaff:*

*-if the wall is over 4 ft, it requires a permit*

*Mr. Yacoub:*

*-there was no mention of a permit in the Orders so, I don't think I need one  
-I didn't build the wall from scratch; I took blocks off the wall, fixed the grading behind it and put the blocks back; I didn't build a new all; there should be no reason for a permit  
-can't find the guy who put in the water heater*

*Ms. Moermond:*

*-I'm not sure about the wall itself; I saw the work you showed me in the pictures and the gap had been closed (substantial)*

*Mr. Niemeyer:*

*-I have recent photos in the file with a tape measure in front of those gaps  
-total gap appears to be 7 inches*

*Ms. Moermond:*

*-I can't tell you if a bldg permit is required for the wall but I'm the hearing officer and I don't do the bldg code  
-I want the building official to make the determination on the wall*

*Mr. Yacoub:*

*-my wall is straight; the neighbor's wall is not*

*Ms. Moermond:*

*-you have to figure out the water heater - get a permit  
-I will see the bldg official, Steve Ubl, and I will show him; he will probably send someone out  
-deadline for water heater compliance is Sep 30, 2016  
-I will contact you after I hear from Mr. Ubl*

*Grant to September 30, 2016 to address the water heater; recommendation is forthcoming on the retaining wall.*

*F/U: LHO consulted with building official and it is his opinion that a building permit will be required for the retaining wall and the permit will require a design; grant to November 16, 2016 to come into compliance.*

**Referred to the City Council due back on 10/5/2016**

## **Correction Orders**

- 48**     [RLH CO 16-35](#)     Appeal of Marjorie Conrad to a Correction Notice at 1595 BLAIR AVENUE. (To be referred back to Legislative Hearing on December 13, 2016)

**Sponsors:**     Stark

*Marjorie Conrad, owner, appeared.*

*Inspector Lisa Martin:*

*-on Aug 16, 2016 we issued Orders for a siding project that is not completely done; we gave her until Sep 30, 2016 to complete this work; however, it's been brought to our attention that she has had quite a history with a bad contractor, unfortunately; this dates back to 2012; she had pulled a bldg permit and did some repairs; at this point, the siding is under dispute*

*-I talked with Ms. Conrad who explained the situation to me and I had extended the Orders to Sep 30; in the meantime, she had spoken with Deputy Director Travis Bistodeau, who was going to give her to May 1, 2017; after further discussion with other people in the dept, it was brought to our attention that this was something that should be before Legislative Hearings in order to determine what the plan was going to be; so, we are here today*



Ms. Conrad:

-I'm pretty much a rule person; I like rules; I went to law school but everybody else is not doing their job and I am struggling to put it all back together; and I'm doing it with a brain disability

-in 2011, some kid had a seizure and hit my garage and knocked it down; he died a month later from complications; my insurance came out and said that I should do my siding, so I hired a contractor who talked me into doing my roof; after I hired him, he started to work on my house; I'm looking at the work and thinking 'something's not right;' I had several other siding people come to me but prior to my terminating the contractor, I had talked to him extensively on the phone and he had several others contact him, as well; at some point, he hired someone new and the new guy was doing a better job but he still wasn't doing it property; the contractor Tim Holden was becoming abusive; he was allowing people to wander onto her property; so, I called SPPD and they told him to remove these people from my property; the officer said to fire the guy; I wrote a letter firing him-and she was relieved; she mailed one letter; dropped one at his office and dropped another at his house; by the time, she got home, he had already filed a false police report against me saying that I had insulted him; then SPPD came to my house just to ask questions and realized it was too much crap and they left; on the following Mon, I went down to the police dept and filed a citizen's complaint with a witness; the whole thing was discharged and expunged after considerable expense and stress for me; so, I had to hire an attorney; the contractor made up a crazy story; I had 3 neighbors who testified against him; then, my attorney wasn't doing his job and so, I started a lawsuit and his attorney started a foreclosure lawsuit; then, in 2013, my attorney dropped the ball; the other attorney forced him to withdraw; afterward, I went thru 68 attorneys trying to find one who would take my case because the other side had created so many obstacles to clog it up and slow me down; by the time I found someone, it was Fri and I couldn't turn in any evidence because my first attorney hadn't gotten things in on time; I had to schedule with a judge, Judge Oxby, who combined our cases; we sat down and agreed to give a judgement to the supplier; he never paid the supplier with the money that I paid him, which is a crime but he was never punished; at this point, he knew this work was unwarrantable because ....

Ms. Moermond:

-excuse me; I'm assuming that the "guy" you're talking about is Tim Holden

Ms. Conrad:

-yes

-in 2013, we gave the judgement to ABC Supply so they could come after both of us; so this foreclosure was done; he couldn't give me a lien; he failed to perfect that whole section of the process

-we agreed to stipulate to arbitration and in the meantime, and during all of this, I'm trying to put my life back together because I had 2 brain hemorrhages in 2008; I'm learning to walk, talk, speak, everything; I was starting from scratch; and I have Holden stalking me and leaving nails in my driveway, video-taping me in my yard, trying to hit me with his truck - I have that on video; I have a lot of stuff on video; I called the cops and complained and they said, "Oh, there's nothing we can do; he hasn't committed a crime," but then, they have Social Services call me back to ask me if I'm OK - that's so inappropriate, I can't believe that just happened

-so, I'm dealing with all this and then, my attorney died (the 2nd attorney that I hired) a month before arbitration; I got another attorney to fill in at the last minute; at arbitration, the arbitrator decides that Holden should have a windfall because the city building inspector never gave him a written Correction Order before I fired him; at some point, the city did send him a letter saying that his work needed to be corrected; that it was woefully inadequate; he also got a letter from the building supply company - there was a 5-page report on what he did wrong so they weren't going to warrant it;

*under the building code, it has to be warranted; you can't do unwarrantable work and you can't bring a lien if you know your work is unwarrantable*

*-fast forward to 2014 - Holden won the equity award and I filed bankruptcy because he never documented it and he was driving me crazy: standing outside my house doing all this weird stuff; driving by 6 times a day and he still does that*

*-I filed bankruptcy and that stopped any judgement that he would have gotten from that arbitration award; so, I was awarded the bankruptcy in Nov 2014; then, the trustee didn't close it until Sep 28, 2015; but during that entire time, I had no access to any funds; the trustee was holding any money that I had and I don't have any money; I live on \$33,000 a year; I just happened to be already established when these things happened to me*

*-and prior to that, Holden had all the money because the checks came directly from Farmers Insurance to me and my mortgage company and I signed them over to them and they released the funds to me and Holden; the first 2 checks I got, I signed over to Holden and he cashed them; he had \$30,000+ in his pocket and he spent only \$20,000; he never paid for the supplies*

*-Sep 2015, I contacted my mortgage company, my attorney and I had a builder ready to go; I signed a contract with him but the mortgage company said that they could not release the money because of the lien and Farmers Insurance wasn't going to pay out depreciation because it took too long; so, I'm wondering how I'm supposed to do this*

*-I found a contractor who was going to do the work on the side - after each of his own projects - when he had time; he started Jan 1, 2016 and finished sometime in Jun; it was signed off - a nice garage (has photo); all the bldg materials that were in my yard are now in the garage; I seeded grass and yard looks great; got all the junk out-had garage sales*

*-we sent a letter to Holden last Sep asking him to remove his lien but he refused*

*-we had repaired the roof by someone else, who did a great job; a few things are already to go with the siding like the dormer flashing; we are just waiting for this lien*

*-Charley Durenburger, Dept of Labor & Industry, says that he doesn't want to pursue Mr. Holden for any reason because he sees him as a victim and is not going to hold him accountable; however, I'm being held accountable for my house; I'm being threatened on the phone that I've committed a crime, etc; I'm trying to hold everything together and everyone else is falling thru the cracks*

*-since this legal stuff has stopped, I have been diligent: I've put up the garage and put in the driveway; my fence is up; the gardening is done; the drainage is good, you name it; it's all done*

*-my house is completely sided with cedar and on top of the cedar, about 50% if the house is LP SmartSide; there's no leaking; it's all sealed up*

*-I spoke to another attorney who said that it is a violation of law and a violation of his license for Holden to maintain a malicious lien; and it's the Dept of Labor Industry's job to send him a letter telling him that he has to release it but they are refusing to do so; I don't have \$5000 to pay an attorney to do a quiet title, which isn't even necessary in this case; Holden just needs to go down and file those 2 documents; if you can get him to do that, as the law requires, I can get this work done by the end of Nov*

*-but I'm not a super power here; I'm just 1 person with a disability and limited funds who's just following all the rules and nobody else it; so, it's really difficult for me to do a job when I'm picking up the pieces that everybody else is dropping; so, I really don't know at this point, what you guys are asking me when you sent this; I really don't know because there are no leaks in the siding; that is siding; that's siding with siding over it*

*Ms. Moermond:*

*-have you approached your state representative or senator or the governor's office:*

Ms. Conrad:

- everyone sends me back to Charley
- at this point, someone is going to have to give me help; I need help
- can you send Charley Durenburger a letter? If the state would just do it's job, none of this would have happened
- all the free services are done making their decisions in Jun for the this year; they're taking applications for next year; and my income is over by about \$3000 for any "free" money/work
- what do I do?

Ms. Moermond:

- we've got to figure out a plan; I'm not opposed to going into next year
- PED may have some financing programs to help do rehab projects
- it's outside the authority of DSI's Deputy Director to be granting extensions of greater length
- and I need to shows reasonable steps to be taken if I recommend an extension of greater length
- I will ask the City Council on Oct 5, 2016 to send it back to LH without a recommendation; I want to have a chance to talk with you again when you have better information so that a reasonable deadline can be put into place

Ms. Conrad:

- I've learned that you can go from Abstract to Torrens - they do look at the lien and try to determine if it's valid or not; that will cost me a limited amount of money but it's still contingent on what they decide

Ms. Moermond:

- there are applications that you can be submitting now
- I don't know how to fix Charley Durenburger; think you need to talk with the governor's office; explain your circumstances
- how do you think you'll be situated for a conversation in mid-Dec about how things are looking? We could look at a tentative plan for 2017

Ms. Conrad:

- I can do that; and make a list of everyone I reach out to and here's where it will or will not work

Ms. Moermond:

- we will also send you by email, a copy of the minutes from today of you telling your story
- at Council meeting Oct 5, I will say, "Please send it back to me (LH) on Dec 13, 2016; and on Dec 13, will talk in concrete terms about steps being taken and put together some documentation on why an extension of some length is appropriate in your circumstances that wouldn't be in other circumstances"
- I will do what I can (talk to some people)
- will send this back to LH Dec 13, 2016

To refer back to Legislative Hearing on December 13, 2016.

**Referred to the City Council due back on 10/5/2016**

**1:30 p.m. Hearings**

**Fire Certificates of Occupancy**

**49**      [RLH CO 16-33](#)

Appeal of Timothy J. Spann to a Correction Notice - Complaint  
Inspection at 731 VAN BUREN AVENUE.

Sponsors:            Thao

*Timothy J Spann, Appellant, appeared.*

*Ms. Moermond:*

*-you were going to bring in a plan related to the probate situation; you a living in a house right now with your nephew, that belonged to your mother, who's deceased; you are not in an ownership position  
-the question is not whether you should have a Certificate of Occupancy because the property is not owner-occupied; it's whether it should be occupied at all because it does not have any responsible party associated with it  
-you were going to hire an attorney  
-I see nothing in your hands; what's going on?*

*Mr. Spann:*

*-I talked to an attorney; he wanted \$1500 up front; total would be about \$3500  
-I went to an orientation at a trucking company; we disagreed on the money; so, I decided to go with another trucking company; right now, I'm in talks with 5 other trucking companies right now  
-so, I need a little bit more time on this if I can get it; a month should be enough time*

*Ms. Moermond:*

*-I wanted this to be a lot further along than hiring the attorney at this point; I wanted him on hand, filing paper work with the court system; getting signatures from your brothers and sisters that they are OK with you pursuing ownership... there's a lot happening  
-I'm not comfortable going out another month*

*Mr. Spann:*

*-in the trucking business sometimes you have to travel to other states....  
-what time limit can I get?  
-I can get an attorney and get this going*

*Ms. Moermond:*

*-you could have done that before today's hearing; I feel like you're pulling my chain  
-you could have gotten the attorney hired but you didn't*

*Mr. Spann:*

*-I'm trying to make sure that I have work first and that takes a lot: physical exams, drug tests, road tests, etc....and then, the company either can't pay you enough to pay your bills or decides not to hire your, etc; I wish you could understand; it's a whole different world  
-I have a new credit card I can use but I want to make sure I'm working before I use it so that I won't get bad credit; trying to be responsible*

*Fire Inspector A J Neis:*

*-this referral came into our office Jul 25; it's been 6 weeks  
-the owner passed Oct 4, 2015; this process really should have started in 2015*

*Mr. Spann:*

*-I would have taken care of this sooner but I was diagnosed with cancer in Mar 2016, and I could not work until I was released by the Dr; you cannot operate a commercial vehicle until the Dr. OK's it; my hands were tied; this is a time thing*

Ms. Moermond:

-you guys were paying the mortgage and had no problem living there until the city showed up....

-you didn't do what I asked and now, you're back peddling and I have a very low level of faith that .....

-I have to go out on a limb and say that, "I'm going to let this guy live in this house without a Fire Certificate of Occupancy because there's no responsible party; and he's working with me; he's got an attorney; he's going through probate; he's talked to his siblings and getting their signatures..... I'm monitoring it closely and I trust this."

-but I so don't trust how things went down coming to today's hearing

-while all this and probate goes on, this place needs to be vacated by 4:30 pm Sep 30, 2016

-this goes to City Council Public Hearing Sep 21, 2016

Mr. Spann:

-I will be in another state, very likely but I will out of the property

Ms. Moermond:

-after the vacate date, you can be in there from 8 am - 8 pm strictly to do work: repairs, packing, etc; make arrangements with Matt Dornfeld (contact info will be on the door)

-advised that he take care of that business expeditiously because if there's a perceived problem or an actual problem, you are not the owner of the property doing those things and so, take care

Grant to September 30, 2016 for tenants to vacate the property.

**Referred to the City Council due back on 9/21/2016**

50 [RLH FCO](#)  
[16-140](#)

Appeal of Jeremy Lostetter to a Correction Notice-Complaint  
Inspection at 1410 BRED A AVENUE.

**Sponsors:** Stark

Jeremy Lostetter, owner, appeared.

Fire Inspector A J Neis:

-there was an appeal filed earlier this year; the appeal was for work that was thought to be done correctly under permit: water heater, furnace, insulation, etc; I had agreed to go out and take a look at those and verify that the work had been done; it wasn't reasonable to make the owner obtain permits for work from a previous owner who he, in good faith, thought the work was completed properly

-I went out and everything appeared to be in order; we agreed to abate those deficiencies

-there was some contradiction in the notes from the previous inspector back in Mar 2015 - there was some confusion as to whether or not she had made access to have done a full inspection or not

-I looked at the records and Ms. Martin had not done a full inspection; only a partial inspection; I had agreed to get Mr. Lostetter a letter for that documentation; I sent him an email shortly after the hearing telling him that I was going to get him that letter; but for whatever reason, the letter I thought was sent, had not been sent from what he could tell; today, I have the letter that he requested indicating that we made the inspection

-we had agreed to give him more time to get the work done

Mr. Lostetter:

-this "letter" is the main point; I appreciate Inspector Neis providing this letter  
-he entered his prepared statement for background  
-is appealing the Aug 9 Correction Notice because there's no mention in that Notice of the agreement to provide this letter that sets the record straight about my building's inspection history  
-a DSI inspector incorrectly informed my tenants during a surprise inspection that my bldg had never previously been inspected; since I was not present at the surprise inspection, I could not correct the inspector in front of his tenants but the truth was that the building had recently been inspected by Lisa Martin, who inspected the basement, common areas and the upper unit on Mar 11, 2015; after that inspection, no Correction Orders were issued  
-I am here today because I think that it's important to provide my tenants accurate information about the building's inspection history; that affects their peace of mind about the safety of their home and it affects my ability to rent out my units; incorrect information by DSI could have negative economic impacts for landlords and cause tenants undue stress  
-I'm really here today because following the inspection where the inspector provided that incorrect negative information about my bldg's inspection history, the tenants in one unit did not renew their lease; I able to rent it to another tenant but incorrect information could have left me with an empty unit so, I wanted to have this information and I think it's important that inspectors recognize their influence as people in positions of authority and ensure the information they provide is accurate  
-so, we had an agreement to provide this letter but instead I received a Correction Notice dated Aug 9, 2016 that made no mention of this letter, so I appealed to make sure that I would indeed, get the letter  
-I'm making progress on the list; have Orsat Test scheduled Sep 12; I repaired the back door threshold to Unit 1; #6-the tarp belonged to Black's Chimney Sweeps, who removed it; I also contacted a painter to repair to cracked & peeling paint near the roof line; and re: #9, I returned a signed smoke/CO detector affidavit to Insp Huseby

Ms. Moermond:

-stated that there are no 'surprise' inspections; inspectors go out on a complaint basis right away

Mr. Lostetter:

-from his experience, he would recommend a policy of giving the landlord advance notice unless it's an emergency situation or if there's a history of problems with that landlord

Mr. Neis:

-noted that this bldg has never had a C of O inspection; it had a provisional C of O; and this bldg does not have a bad history; an appointment letter had been sent in Dec 2014 and then Jan 2015 for the Mar 11, 2015 inspection; Inspector Martin switched from code enforcement to fire; the district had been vacant for quite some time and unless it was a re-check, things hadn't been followed up on; then, Insp Huseby took it over; somehow, it fell off the radar; it has a TISH and a clean history

Ms. Moermond:

-4-6 weeks should be all you need to finish the work

Mr. Lostetter:

-asked for clarification on #8: wondering cannot be within 30 inches?

Mr. Neis:

-tenants' storage - boxes, etc. needs to be 30 inches from the furnace and water heater

Ms. Moermond:

-City Council Public Hearing Oct 5, 2016; at that time, I will ask for an extension to Oct 19, 2016

Grant to October 19, 2016 for compliance.

**Referred to the City Council due back on 10/5/2016**

51 [RLH FCO](#)  
[16-147](#)

Appeal of Thomas M. Carbone, Carbone's Pizza, to a Correction Notice-Reinspection Complaint at 680 SEVENTH STREET EAST.

Sponsors: Prince

Thomas M Carbone, Carbone's Pizza, appeared.  
Sr. Plumbing Inspector Rick Jacobs also appeared.

Fire Inspector A J Neis:

-Aug 17, 2016 - our office received a complaint about a plumbing leak/improper plumbing

-Fire Inspector Wayne Spiering went out to inspect and identified code violations; he consulted with our plumbing staff; Plumbing Inspector Troy McManus accompanied Mr. Spiering on the inspection; several plumbing code issues were identified including the leaking stack, which were Ordered to be repaired

-speaking with Insp. Spiering today, item #2 is Withdrawn; they were able to provide proof that the sink is in working condition

-inspectors have met with the plumbing contractor, who had been consulted on these items; the plumbing contractor was going to repair the leak only; however, Inspectors Spiering & McManus insisted that he repair everything that needed repair, which led to a lot of work; over the years, a lot of work had been done without permits leading to plumbing issues that needed change

-the City's Sr. Plumbing Inspector Jacobs, Mr. McManus' boss, will be able to address any questions or concerns that you or the Appellant may have

Inspector Jacobs:

-fixtures and floor drains have been installed incorrectly over the years; plumbing was done without first obtaining the proper permits many times before; no plumbing permits are shown on our computer system back to 1978

-because those fixtures were installed incorrectly to begin with and repairs done over the years were also incorrect, this particular restaurant is faced with many code violations that have now gotten to the point where they are safety violations

-there have been instances where there's been standing water on the floor and there's no floor drains; for example, had the tell tale drains been put in for the single tube and through compartment sinks, they would have taken that floor water; that's probably the proper way that should go; it shouldn't leak out of the pea trap onto the floor and go into the floor drain but, at least, it's getting compounded simply because things didn't get fixed the way they should have for many years

-in addition, there's some pot hole water situations - pot hole water protection, for example, Pepsi Cola was contracted to put something in (to do some work there); and there's a question as to whether or not they had installed the proper pot hole water protection for that particular .....

-we're concerned with the nonexistent floor drains that should be installed per code for the single 2 and 3 compartment sinks

-there are some open sewers - concerned with that issue; other receptors, we call them; they receive the discharge of the \_\_\_\_ waste; for example, it would be a compressor from the freezer is not discharging properly into a floor drain or receptor; again, if the floor drains would have been installed, you could use them as a receptor

as long as they're individually vented  
-one thing leads to another to another, etc..... and now, they have several issues to address; safety systems and back-up systems are not working  
-got an email from a representative from MDH indicating that when they were out doing an inspection, they found the same situation - standing water  
-no permits have been pulled (did not check today)

Mr. Carbone:

-we are not going to appeal anything any more; we just looking for more time because the Order was to have all this work completed by Aug 31, 2016, so I appealed around Sep 2 - the contractor had told them that they didn't have to do all those repairs, even though the plumbing inspector said that we did  
-when Mr. McManus, Mr. Spiering and the contractor were there together, they struck a deal; and all the work is being performed right now as we speak and a permit was pulled (he has a text message showing the filled-out permit last Wed)  
-Mr. McManus said that they could start the work even though the permit isn't yet in your hands  
-US Mechanical is their plumbing contractor

Mr. Neis:

-there's no permit in the file yet; maybe it just hasn't been entered today; it may be under review

Mr. Jacobs:

-there's emergency situations, life safety issues where a water heater goes out on a weekend, then we will allow them to obtain a permit ASAP; this may be a complicated permit; pending and it would go to Mr. McManus, the area inspector for approval and he may not see it immediately

Ms. Moermond:

-considering the life safety violations, she is surprised to see this as a Correction Notice Re-inspection complaint and not a Revocation

Mr. Neis:

-the fire inspector didn't really understand the severity of the extent of the problems; it would actually have been a Condemnation/Vacate, rather than a Revocation  
-and the Certificate of Occupancy inspection was due, as well  
-he did speak with the inspector after viewing the photos that showed violations that weren't called and he said that he was waiting for the full C of O Inspection and that the plumbing was the priority at this time; and if this weren't taken care of, it could jeopardize their business license

Ms. Moermond:

-we're getting it all fixed, good  
-how long is this work going to take?

Mr. Carbone:

-they're going down the list; contractor thinks that they will be done tomorrow barring any unforeseen problems

Mr. Jacobs:

-it's his personal opinion, it will take 2 weeks  
-the vent issue is the problem because the waste pipe is already there; he is not sure that there is a vent there; it's good if there is; if not, getting that venting up through the walls to the 2nd story or where ever it may be, can really be an issue; you guys will need to recognize that they need to drill some holes and do some construction, etc.



-your contractor is supposed to know the code

Ms. Carbone:

-they did say that they found some vent pipes that they thought they could use

Ms. Moermond:

-this will go before the City Council Public Hearing Sep 21, 2016

-will recommend granting an extension to Sep 27, 2016

-if this becomes a safety situation; then a separate set of Orders will be forthcoming and we can deal with that under a different appeal if you want to

-resolving these Orders doesn't mean that something else couldn't percolate

Grant an extension to September 27, 2016 for compliance.

**Referred to the City Council due back on 9/21/2016**

**52**     [RLH FCO](#)  
[16-146](#)

Appeal of Scott Sorum to a Re-Inspection Fire Certificate of Occupancy With Deficiencies at 201 GEORGE STREET WEST.

**Sponsors:**            Noecker

Jay MacDonald, Maximize Property Management, appeared on behalf of Scott Sorum.

Fire Inspector A J Neis:

-Fire Certificate of Occupancy re-inspection

-coupled remaining violations: 1) driveway: should be a durable, dustless surface; and 2) the lot was split in 2006 without city approval; the lot has to remain as parking for the property at 201 George Street West; now, it's no longer used for parking, as such

-photos in file

Ms. Moermond:

-aerial information attached is terrible

-Mr. MacDonald viewed the photos with Ms. Moermond

Mr. MacDonald:

-they have never owned the lot; they purchased 201 in 2006

Mr. Neis:

-what they are saying is that they need it for parking for the triplex

Mr. MacDonald:

-owned since 2006; has been inspected several times

-this was a surprise

-we can't access your driveway at all without going onto that lot; he wonders if there wasn't an easement at one time; there is a driveway there - a curb cut

-there could have been a house there at some point

Ms. Moermond:

-who maintains that property?

Mr. MacDonald:

-I don't know; we don't

Ms. Moermond:

-we will try to figure out who owns "0" George Street West

*-the problem you're faced with is that you can't accommodate the amount of parking that's required for having a triplex there on your own parcel, so you've been using the lost next to it*

*-we need to check into this and find out where we go from here*

*-so, it's premature to discuss parking surface; we do need to resolve this first*

*Mr. MacDonald:*

*-has heard very conflicting information on what surface is required for driveways*

*Ms. Moermond:*

*-because there's a lot of diversity in the driveway population in the City of St. Paul, if you have a gravel driveway that's in terrible shape, you'll be allowed to repair it with gravel, class 5 gravel; if you have a cement driveway in terrible shape, you'll be allowed to repair it with cement; we are not allowing people to tear out the old cement driveway and put in "whatever;" asphalt for asphalt;*

*-I'm a proponent of permeable pavers, etc., that allow water filtration and prevent run-off*

*-Zoning rules for a new driveway where there's never been one, you need to put in a harder surfacing: pavers, asphalt, cement, etc.*

*-currently, you have cement - pretty cracked*

*-let's postpone this conversation to do some research*

*-Mai Vang just handed me an owner (Ramsey Co tax records) for your neighboring property, whom you may want to call about this - how you use this property together*

*-will Lay this Over for 8 weeks to allow to talk with the owner and to allow the city to issue Orders to this owner or figure this out*

*Mr. Neis:*

*-this is where we're in a quandary because there's no house on the lot that would need a driveway*

*-you may want to buy that land or get an easement*

*Ms. Moermond:*

*-the city will write Orders to tow vehicles off that property because they can't legally be parked there; however, we're not at that place yet*

*-contact your attorney, real estate person, broker and have these conversations*

*-I will put off until spring the question of the surfacing but I'd like to have a much better idea of where we're going in 8 weeks time*

*Mr. MacDonald:*

*-I am concerned about what may happen like our property is not rentable or... some other .... whatever*

*Ms. Moermond:*

*-I will grant the appeal on this because this isn't your property; however, that won't solve your problem*

*-now, you need to figure out parking*

*Grant the appeal.*

**Referred to the City Council due back on 10/5/2016**

**2:30 p.m. Hearings**

**Vacant Building Registrations**

53      [RLH VBR 16-56](#)      Appeal of Stamate Skliris to a Vacant Building Registration Requirement at 733 FAIRVIEW AVENUE NORTH.

Sponsors:           Stark

*Stamate Skliris, owner, appeared together with Mr. Herb Smith.*

*Inspector Matt Dornfeld, Vacant Buildings:*

*-this became a Category 2 Vacant Building on Sep 4, 2014  
-as of Mar 4, 2016, a Sale Review was approved by our office to Stamate Skliris  
-as of today, we have a Code Compliance Inspection Report on file  
-all trades permits are open  
-the property area has been maintained; is not a nuisance  
-the registered VB fee is due now*

*Mr. Skliris:*

*-I acquired this property Mar 16, 2016  
-I'm from MN; I was born in MN, lived in MN all my life but I accepted the State's Attorney position in ND so it's a little difficult in such a short time to bring it up to par; I purchased it because I lived 2 blocks away for the last 13 years; I went to Law School across the street from Hamline; I like the neighborhood; it's very convenient  
-I have my handyman here, Mr. Herb Smith and a good friend, who supervises the rehab  
-I've pulled many permits; I'm trying to make it so that it's livable for myself; and hopefully, someday I will return to my home state, MN permanently, other than every 6 weeks  
-because Wells Fargo were the previous owner and they had this Vacant Registration, I will do whatever I can in good faith to bring it up to par  
-asked for a waiver and extension for 6 months, if possible  
-the plumbing is almost completely roughed-in but the plumbers here in the city tend to drag their feet and good plumbers are hard to find and I don't want things done sloppily  
-I'm going beyond minimum requirements for the renovation  
-I've purchase new windows; there's 3 bathrooms where there was only 1 before  
-I'm trying to do extensive work -asking for an extension; it should be completed in 6 months  
-all permits are pulled except for the electrical; the previous owner had done a substantial amount of work already  
-the rest should go more quickly*

*Ms. Moermond:*

*-I'm happy to look at prorating the VB fee but we don't know how much that will be now  
-I will grant you a 90-day VB fee waiver, which will allow you to pull permits  
-next, this will be processed as an assessment for your property taxes; you will get a letter in about 4 months saying that this is a proposed assessment scheduling a hearing further out; I'd like you to appeal that by sending in the post card or write an email saying when you'll be finished or whatever, and I can reduce the fee to be a proportion of the time of the year that you were in the VB Program*

*Waive vacant building fee for 90 days.*

**Referred to the City Council due back on 10/5/2016**

54      [RLH VBR 16-58](#)      Appeal of Pangia Vang; representing Pranee Kempainen, Yamthongkam Properties, and Bangkok Thai Deli; to a Vacant

**Building Registration Renewal Notice at 1141 RICE STREET.**

**Sponsors:** Brendmoen

*Pangia Vang appeared on behalf of Pranee Kempainen, Yamthongkam Properties and Bangkok Thai Deli.*

*Inspector Matt Dornfeld, Vacant Buildings:*

*-this has been a Category 2 Vacant Building on Sep 3, 2010*

*-this is the old Diva's Lounge; it was Condemned for numerous code violations & public safety issues*

*-currently, it has been maintained; we've not had any issues with the maintenance*

*-it's my understanding that Ms. Vang intends to demolish the structure and build a new restaurant at the site*

*-notes from Zoning: we have a site plan; and they have made some movement with excavation already with the utilities - permit finalized*

*-here today to discuss the VB fee that's due now*

*Ms. Vang:*

*-we the demo scheduled but we had to re-schedule it because of financing; if everything goes as scheduled, the demo will happen Sep 22, 2016 (contingent upon financing); we are always running up against challenges but I think that we're at the finish line*

*Ms. Moermond:*

*-I will recommend 120-day VB fee waiver, just in case*

*Waive vacant building fee for 120 days.*

**Referred to the City Council due back on 10/5/2016**

**55**      [RLH VBR 16-55](#)

**Appeal of Anthony Verdeja to a Vacant Building Registration Notice at 831 SMITH AVENUE SOUTH.**

**Sponsors:** Noecker

*No one appeared. Appellant lives in Denver.*

*Inspector Matt Dornfeld, Vacant Buildings:*

*-read Mr. Anthony Verdeja's appeal/letter, dated Sep 6, 2016 (attached)*

*-Mr. Verdeja will be back in MN during a week's vacation in Oct, 2016 to interview new tenants and find a property management company; hopes to have new tenant by Nov*

*-is asking to have VB fee waived*

*-this was made a Category 1 Vacant Building by Inspector Dan Klein, who documented that it had been vacant for several years; and that the property owner declared to him that there were no plans to occupy it any time soon*

*-Mr. Klein transferred it to VB and Inspector Kalis on Aug 4, 2016 opened a Category 1 VB and documented per Fire inspection; also documented that the house is vacant and secured by normal means; yard is cut and maintained; exterior in fair shape; making it a VB 1 due to being vacant for over 365 days*

*Ms. Moermond:*

*-recommends sending Mr. Verdeja an email telling him that he has a 90-day VB fee waiver and that he needs to get a Certificate of Occupancy inspection*

*Waive vacant building fee for 90 days.*

Referred to the City Council due back on 10/5/2016