



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
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651-266-8585

Tuesday, July 18, 2017

9:00 AM

Room 330 City Hall & Court House

9:00 a.m. Hearings

Special Tax Assessments

- 1 **RLH TA 17-311** Ratifying the Appealed Special Tax Assessment for Property at 824 AURORA AVENUE. (File No. J1713A, Assessment No. 178523)

Sponsors: Thao

Shellene Coleman, daughter of owner, Marcella Martin, appeared.

Supervisor Lisa Martin:

-Summary Abatement Order issued Mar 28, 2017; compliance Apr 4; re-checked Apr 4

-work done Apr 5 for a cost of \$288 + \$162 service charge = \$450

-failure to maintain exterior property: remove all bags of trash from the ground & the bags coming out of the container

-sent to: Marcella M. Martin & Occupant at this address

-no returned mail

-a long history, all garbage this year

VIDEO -crew cleaned up all overflowing containers & scattered trash

Ms. Coleman:

-mom is 88 years old & very ill & unable to see; I have adopted siblings who are supposed to be cleaning up but 2 siblings were gone; and another sibling got a letter, misinterpreted it and cancelled my mom's trash service; so mom had no service & didn't know it

-mom has a PCA, who takes care of her business but the PCA was out of town, so my sister was doing it

Ms. Moermond:

-it sounds like your mom is not being well served by this PCA

-your mom needs garbage service; at the time, she had a recycling can and a Waste Mgmt container

-how much longer do you think she'll be able to stay in her home?

-based on your mom's senior status & disability, the assessment can be deferred & handled at the point of sale instead of her being responsible now

-I will hold off on a decision on this while you check out deferment at the Real Estate Office, 10th floor, City Hall Annex; talk to them about her senior status & disability; file the paperwork for deferment

-will Lay this Over for 2 weeks

-if you can't get the deferment, I can divide the assessment over a number of years

Layover to see if owner is approved for deferment of the assessment.

Laid Over to the Legislative Hearings due back on 8/1/2017

2 [RLH TA 17-315](#)

Ratifying the Appealed Special Tax Assessment for Property at 689 BEDFORD STREET (File No. J1713A, Assessment No. 178523).

Sponsors: Brendmoen

Approve; no show.

Referred to the City Council due back on 9/6/2017

3 **RLH TA 17-316**

Ratifying the Appealed Special Tax Assessment for Property at 969 BEECH STREET (File No. J1713A, Assessment No. 178523).

Sponsors: Prince

Rachel Theobald appeared. Wife of Peter J. Theobald, owner.

Supervisor Lisa Martin:

-Summary Abatement Order issued Mar 29, 2017; compliance Apr 2; re-checked Apr 5

-work done Apr 10 for a cost of \$372 + \$162 service charge = \$534

-failure to maintain exterior of property (clean-up)

-gold card returned by Peter Theobald

-no returned mail

-there's on-going issue with exterior

Ms. Theobald:

-this is a rental property; we've gotten Notices before & taken care of them but we have no recollection of receiving a Notice for this one; even looking at this hearing notice, the address is incorrect on it; it has 959 Beech Street but the city is Newport, MN 55055; I don't know if that's why we never got it; maybe the tenants got one & we didn't

Ms. Moermond:

-they always do send them to "Occupant" as well

-this could come about in 2 ways: 1) a data entry error; or 2) the deed's office at the county; or it could be that they were given the wrong information

Ms. Theobald:

-we've had this for a long time

-my husband has a business in Newport but not that address or a combination of the two

Ms. Moermond:

-contact Ramsey Co Property Records on Plato Blvd & let them know that this address is listed incorrectly

Fire Supervisor Leanna Shaff:

-969 Beech was certified last Mar 2016; address listed here from Ramsey Co for owner is Peter J. Theobald, 959 Beech Street, Newport, MN; the responsible party is listed as Pete Theobald, 959 Beech Street, Saint Paul

Ms. Theobald:

-we live at 959 Beech St, St. Paul

-we rent out 969 Beech St, St. Paul; it's 2 houses down from where we live

Ms. Moermond:

-it was mailed to 959 Beech St, Newport (a non existent address) & 959 Beech St, St. Paul

-it was sent to Occupant & Pete Theobald, 959 Beech St, Saint Paul

-she showed copies of the letters to the Appellant

VIDEO - crew picked up litter, loose & scattered trash, broken window, broken glass, concrete, rubble, wood remnants

Ms. Martin:

-there's a tow Order from Apr for a vehicle at the property; file is still open & under review; a Work Order was sent to tow the vehicle; we haven't gotten the info back on whether or not it was towed & cost, etc.

Supervisor Joe Yannarely:

-Mar 2017 - there was an exterior complaint & a garbage complaint

-Sep 2016 prior complaint

-the vehicle is a gray Honda, 773-2ED, expired Nov 2016

Ms. Theobald:

-as far as I know, we have not received anything about a vehicle

Ms. Moermond:

-they send the tow Orders to the police dept; they go & check on it but then, they take their sweet time getting information back to DSI; if they have the vehicle, it's sitting in the impound lot or auction

-I'm hearing that you didn't get Notice but I'm seeing that it was mailed & that there's not any returned mail; & this property is only 2 houses down from the house that you live in

-will Recommend Approval

Approve the assessment.

Referred to the City Council due back on 9/6/2017

4 [RLH TA 17-299](#)

Ratifying the Appealed Special Tax Assessment for Property at 219 BELVIDERE STREET EAST. (File No. J1709E, Assessment No. 178312)

Sponsors: Noecker

Approve; no show.

Referred to the City Council due back on 8/2/2017

5 **RLH TA 17-310**

Delete the Appealed Special Tax Assessment for Property at 791 BLAIR AVENUE. (File No. J1713A, Assessment No. 178523)

Sponsors: Thao

Cory Gustafson, owner, appeared.

Supervisor Lisa Martin:

-clean-up cost: \$316 + \$162 = \$478

-gold card returned by Cory Gustafson

-Summary Abatement Order issued Apr 10, 2017; compliance Apr 17; re-checked Apr 18

-work done Apr 18

-no returned mail

-comment: Mr. Gustafson called & stated that he called in to make the complaint when he saw the couch by the alley; he moved the couch from the alley because he had to go to work

Mr. Gustafson:

-the couch was dumped behind my garage door; I had to move it so that I could go to work

Ms. Moermond:

-I believe you; will recommend deletion

Delete the assessment.

Referred to the City Council due back on 9/6/2017

6 RLH TA 17-308 Ratifying the Appealed Special Tax Assessment for Property at 982 BURR STREET. (File No. J1713A, Assessment No. 178523)

Sponsors: Brendmoen

Andrea De Bleeker, BB Housing Associates LLC, owner, appeared.

Supervisor Lisa Martin:

-Summary Abatement Order issued Apr 5, 2017; compliance Apr 10; re-checked Apr 10

-work done Apr 12 for a cost of \$288 + \$162 = \$450

-gold card returned by Andrea De Bleeker

-failure to maintain exterior property

-no mail returned

-history: vehicle orders sent Apr 10, 2017 & SA sent again on Jun 28, 2017; Work Order done by Parks for \$320 for that clean-up

Ms. De Bleeker:

-on Apr 7, we had a grease fire at approximately 11 pm; I have the Fire Report; that Sun, we ended up evicting the lower level tenant for safety reasons; she started moving out that Sun; we called in because we knew that all of her stuff was going to be out on the curb; we called Highland Sanitation, I have the record showing the pick-up on Apr 11, 2017; we had paid for the extra pickup: mattress & all of it
-at that property, I can also show a history of extra pickups
-entered the receipt

VIDEO - garbage containers & recycling bins all overflowing with trash

Ms. Moermond:

-I think that we are talking about different garbage; these Orders are dated Apr 5, 2017 & you said that the fire was Apr 7, 2017; so, there were overflowing garbage cans 2 days before the fire

-you called Highland for an extra pick-up because of the fire

-I'm thinking that you did address what was going on in the Apr 5 Orders; then, the fire happened overlapping that

Ms. De Bleeker:
-those tenants moved out

Ms. Moermond:
-I think you did do the clean-up of what was in the Orders plus additional clean-ups later
-will delete

Delete the assessment.

Referred to the City Council due back on 9/6/2017

7 RLH TA 17-297 Ratifying the Appealed Special Tax Assessment for Property at 1134 BUSH AVENUE. (File No. J1713A, Assessment No. 178523)

Sponsors: Prince

Sherrie Lindsey, tax owner, appeared.

Supervisor Lisa Martin:
-Summary Abatement Order issued Apr 19, 2017; compliance Apr 26; re-checked Apr 26
-work done Apr 28 for a cost of \$586 + \$162 = \$748
-failure to maintain exterior property
-no returned mail

VIDEO - crew removed a large pile of logs & plastic

Ms. Lindsey:
-in my letter, it said a BBQ pit needed to be taken up, etc
-there was a tarp over the wood that blew off
-all they took was my wood; that wood has been over there all stacked with a tarp for 8 years; & the city has not had a problem with it; I don't understand why they took my wood

Ms. Moermond:
-there's a way to store fire wood & that's not it; they sent you a letter to tell you that

Ms. Lindsey:
-but it's been there in the same spot for 8 years
-the reason that I'm kind of upset about it is that I've been here before about all my leaves & I asked how to do a compost & how to stack the wood; and they said, as long as it's stacked up nice & neat & had a tarp over it - not next to the house - it was OK

Ms. Moermond:
-it wasn't really stacked & tarping doesn't make a difference

Ms. Lindsey:
-so then, how do you properly stack wood?

Ms. Martin:
-look at the letter you received; it was very specific

Ms. Moermond:
-it says: elevated off the ground piled no more than 5 feet at least 10 feet

from.....; some people use some type of metal holders that won't rot out

Ms. Lindsey:

-I only work part time & can't afford this unless we can work something out; I had a car accident in Feb & still can work only part time

Ms. Moermond:

Approve & spread over 5 years.

Referred to the City Council due back on 9/6/2017

8 [RLH TA 17-163](#)

Ratifying the Appealed Special Tax Assessment for Property at 598 CASE AVENUE. (File No. J1711A, Assessment No. 178514; amended to File No. J1711A1, Assessment No. 178529) (Public hearing to be continued to October 18)

Sponsors: Bostrom

Todd & Laura Brazman, owners, appeared.

Supervisor Lisa Martin:

-Summary Abatement issued Feb 17, 2017; compliance Feb 21; re-checked Feb 21

-work done Feb 23 for a cost of \$290 + \$160 = \$450

-failure to maintain exterior of the property

-no returned mail; history: a vehicle order Mar 24, 2016

Mr. Brazman:

-I was out of town & the mail is "iffy" at best; the mailman knows that no one lives there on a regular basis & he has taken it upon himself to give me mail, if & when he feels it appropriate

-we met our neighbor across the alley 1 or 2 days ago, & I understand that it's merely heresy but apparently, the freezer started in front of his house, moved to another neighbor & another neighbor & ended up on front of our garage; we're not regular residents at our house yet; we haven't moved in, yet; bottom line: no one lives at our house so it's a great place to dump anything

Ms. Brazman:

-they dumped the freezer & the neighbors kept moving it away from their property until it ended up in front of our garage; we had no idea it was there; he was out of town & I had no reason to go over there; the mailman doesn't deliver our mail; he does as of Jun 10

-we live at 1709 Boland in Highland

Ms. Moermond:

-so, why isn't your address for mail to go to Boland?

Mr. Brazman:

-we have filled papers out numerous times

Ms. Brazman:

-I talked to the mailman on Jun 10 and asked him why we weren't getting mail & he said, "Oh, someone lives here? I just don't bring it; I'll start to bring it"

-I questioned it because I didn't get an Xcel bill for 2 months; all of a sudden I got one (think it's because we had a substitute mail person)

-the freezer isn't ours; we didn't know it was there & now we owe \$450; it ended up there & I don't think it's right

Mr. Brazman:

-upon receipt of all this stuff, my wife called in & talked to someone; the person said that if this ever happens again, just give us a call & we'll come over & pick it up; I'm unaware that's the truth

-we're working to fix it up to move in soon - end of Aug

-I go there everyday & check for mail everyday

Ms. Moermond:

-have a conversation with your mail substation

-if no same or similar violation from now to Oct 18; will delete

To continue public hearing to October 18; if no same or similar violation(s), will delete assessment.

Referred to the City Council due back on 8/2/2017

9 [RLH TA 17-294](#)

Ratifying the Appealed Special Tax Assessment for Property at 790 CLEVELAND AVENUE SOUTH. (File No. J1709B, Assessment No. 178111) (Legislative Hearing on July 18)

Sponsors: Tolbert

DSI staff recommends to Legislative Hearing Officer that one boarding fee of \$275 and DSI admin fee of \$120 be deleted from the total of \$830. There appears only 1 incident happened but owner got double billed. Therefore, the assessment is reduced from \$830 to \$435.

Referred to the City Council due back on 7/19/2017

10 [RLH TA 17-273](#)

Ratifying the Appealed Special Tax Assessment for Property at 689 CONWAY STREET. (File No. VB1712, Assessment No. 178816) (Amended to File No. VB1712B, Assessment No. 178825)

Sponsors: Prince

Aaron Rubenstein, Historic Saint Paul Corporation, appeared.

Supervisor Joe Yannarely, Vacant Buildings:

-annual Vacant Building fee: \$2085 + \$155 service charge = \$2240

-Category 2 VB; file opened Mar 2, 2015

-a bldg permit was just opened on this

-long history of work orders

Ms. Rubenstein:

-requesting a VB fee waiver

-will be finished by Nov 19, 2017 (5 months from Jun 19)

Ms. Moermond:

-reading Mr. Rubenstein's letter

-normally, if it's in the VB Program for fewer than 6 months out of a 12-month billing year, we will cut it in half or less; if it's in for more than 6 months out of the year - the full charge

-it's great that you are doing this

-will recommend cutting the VB fee in half

-anniversary date is Mar 2; 6 months would be Sep 2

Mr. Rubenstein:

-that's a problem because we are investing over \$200,000 into this house that's valued at \$17,500; we paid the property taxes; \$1700 bldg permit fee; the money needs to go into the house, which will reap a long term benefit to the city; there's not money to pay the VB fee - we'll have to cut something

Ms. Moermond:

-City Council may look at it differently

Reduce from \$2240.00 to \$1120.00.

Referred to the City Council due back on 8/2/2017

11 RLH TA 17-298

Ratifying the Appealed Special Tax Assessment for Property at 1814 COTTAGE AVENUE EAST. (File No. J1713A, Assessment No. 178523)

Sponsors: Bostrom

Lisa A. Running, owner, appeared.

Supervisor Lisa Martin:

-Summary Abatement Order issued Apr 19, 2017; compliance Apr 26; re-checked Apr 26

-work done Apr 27 for a cost of \$174 + \$162 = \$336

-failure to maintain exterior property

-an email was sent to us to prepare the file

-no returned mail & no history

Ms. Running:

-basically, I can't afford the assessment

-I've been a home owner for almost 20 years & I'm putting money into the property

-I was in the process of cleaning up some debris on the property; late last fall, we had finished the exterior of the garage & in early spring, I had to put my privacy fence back into the ground & get the property cleaned up so I could go up to Brainerd in the summer

-there was a dishwasher sitting outside & then a vacuum cleaner was added to it; I had people coming to get the materials - the first truck had already removed extra wood, etc; when the dishwasher disappeared, I actually thought that the person who was helping me, came back & picked it up; then, I got the Notice

VIDEO - crew removed the dishwasher, vacuum cleaner & concrete blocks from front of garage

Ms. Running:

-the concrete bricks were part of the patio slab; they were split in half

Ms. Moermond:

-I'm stuck; the letter went out

Ms. Running:

-I transitioned to Brainerd; I work outdoors up in Brainerd all summer; I was in the process of moving up there - getting my property cleaned up; I do this every summer; I have for over 30 years

-I know that my property needed to be cleaned up before I left; I was doing small trips up to Brainerd & I missed that first clean-up letter

-the dishwasher was supposed to go but the truck was full & he was supposed to

come back to pick it up; so, when it was gone, I thought he had come back and got it because we had made that arrangement

Ms. Moermond:

To continue Public Hearing to October 18, 2017; if no same or similar violation(s), will reduce from \$336 to \$168.00.

Referred to the City Council due back on 9/6/2017

12 [RLH TA 17-307](#)

Ratifying the Appealed Special Tax Assessment for Property at 602 EDMUND AVENUE. (File No. J1713A, Assessment No. 178523)

Sponsors: Thao

Approve; no show.

Referred to the City Council due back on 9/6/2017

13 RLH TA 17-309

Ratifying the Appealed Special Tax Assessment for Property at 1676 ENGLISH STREET. (File No. CRT1711, Assessment No. 178212)

Sponsors: Bostrom

Paul J. Sprosty, Trustee, appeared.

Fire Supervisor Leanna Shaff:

-Fire Certificate of Occupancy Inspection fee of \$532.50 + \$155 = \$687.50

-gold card returned by Paul Sprosty

-it's a 17-unit apartment bldg

-appointment letters: Oct 18, Nov 3, Nov 17 & Dec 9, 2016

-correction orders: Jan 5 & Feb 9, 2017

-compliance date: Apr 6, 2017

-billing dates: Mar 8 & Apr 7, 2017

-no returned mail

-sent to Paul J & Laura L Sprosty, 633 Keller Pkwy

Mr. Sprosty:

-I had a woman complain that she had roaches, bedbugs & mice; an inspector came out to look at this apartment and he didn't find any roaches, bedbugs or mice; in fact, he never even looked for them; he went back & wrote up that I had roaches, bedbugs & mice & that I should do an extermination on all of the apartments that are adjacent to this apartment; the licensed exterminator came out & checked the apartments for almost 3 hours & he never found 1 trace of a bedbug, roach or mice

Ms. Shaff:

-we did receive a complaint about a infestation of roaches & mice; however, under the Fire C of O, also, we're going to do that

Ms. Moermond:

-so, you got a complaint; they were due for their regular C of O inspection so, you just put it together & covered it all at the same time

Ms. Shaff:

-yea

-we were there once on the complaint (not billed); the other 2 times were billed

Mr. Sprosty:

-who's supposed to pay for this; this girl was shot in her bed - dead; her dad was shot in the bed - dead; her mother was shot in the face - the bullet came out the back of her head; and this was all because.....

Ms. Moermond:

-what does this have to do with this inspection?

Mr. Sprosty:

-I don't want any inspections in that bldg protecting people that are doing drugs; I don't have drugs in my bldg & I don't want them in my bldg

Ms. Moermond:

-I don't understand what this has to do with the fact that you had an inspection; why would an inspection have anything to do with....

Mr. Sprosty:

-so, he can just come out & write up anything he wants; he doesn't have to look for anything; and all the girl, that I'm kicking out for drugs, has to do is say it's retaliation; I've been to court twice on it; last time, they refused me because of retaliation; she had to stay & I have to put up with the drugs & I have to put up with killing; does that make sense

Ms. Moermond:

-we got a complaint; the inspector went out to check it out (we have pictures of bugs; I can see that)

Mr. Sprosty:

-there's not a bug there; what apartment?

Ms. Moermond:

-we can pull up the Orders

-you have to get a Fire C of O inspection because this is not an owner-occupied property; it's a rental property & that's what the bill is about

-why do you think that you don't have to pay this bill?

Mr. Sprosty:

-because I don't want inspectors in my bldg protecting drug dealers that are killing my family

Ms. Moermond:

-the inspectors are in the bldg looking at the physical part of the bldg; they don't have anything to do with the eviction court

Mr. Sprosty:

-they do if they got retaliation

Ms. Moermond:

-the retaliation has to do with you evicting them because they called in something -you were due for your Fire C of O inspection anyway; it was going to happen; the complaint came in & the dept. put them together because the timing was the same

Mr. Sprosty:

-so, who's going to pay for raising the little girl? Whose fault is that? It's not the inspector's fault because he kept drug dealers in the bldg, drug addicts

Ms. Moermond:

-you're telling me a very sad story & I don't see what this has to do with the bill for an inspection

Mr. Sprosty:

-I've been exterminating the bugs in the bldg for 40 years; I know how to take care of a bug; nobody has to tell me how

Ms. Shaff:

-it looks like the inspector accepted some type of documentation from the property owner because I'm not seeing an Order for bugs

Ms. Moermond:

-so, there's nothing in the Fire C of O Orders that talks about the infestation although he did take a picture; so, you think it's likely that the inspector talked to the owner about this & the owner said, "I'm used to doing exterminations; I'll take care of it;" & the inspector said, "OK; take care of it; I won't put it in my Order this time"

Ms. Shaff:

-very possible

Ms. Moermond:

-this bill is about the Fire C of O inspection that's required periodically; there's a cost to it

-I'm not hearing why you shouldn't have to pay this bill just like everyone else who gets a Fire C of O inspection; why are you different?

Mr. Sprosty:

-I'm different because they got a complaint & the woman that I gave a Notice to move called Fire Inspection out; she wasn't going to be there so she had the next door tenant show the inspector his apartment & the inspector never even looked at anything when he came out there; he never checked any of the other apartments that were adjacent to her apartment; he wrote up 8 apartments - never checked any of them; & the apartment that complained - he walked in & the grease was running down the stove into the pan below where they store the pots & pans & he never even wrote up housekeeping; he wrote nothing up; all he said was that, "You have to go get a licensed exterminator to come in & exterminate 8 apartments;" and the licensed exterminator never found 1 bug & I've got a paper to prove it

Ms. Moermond:

-Ms. Shaff has the Orders up; please outline what they say

Ms. Shaff:

-Jan 5, 2017: second floor hallway: repair the hole in the wall by the camera

-basement hallway: secure the light fixture outside the mechanical room

-exterior: provide, repair, maintain the window screen

-interior stairwell: remove the stove

-interior throughout: buy CO alarms

-west stairwell: light fixture globe

-unit 101: remove the materials that cause an exit obstruction; provide clear path

-unit 106: faucet will not stop running when shut off in the bathroom

-unit 102: remove the 3rd lock from the front entry door

-unit 102 hallway: light fixture globe

-unit 102 kitchen: repair the damage to the cabinet

-unit 103 bathroom: water damage to the ceiling

-unit 103 bedroom: objects in front of the window

-unit 106 bathroom: water damage to the ceiling
-unit 106 kitchen: storing combustibles on top of the stove
-1402 north bedroom: light fixtures globe
-16 east bedroom: objects in front of bedroom window
-unit 202 front entry: remove objects in entry
-unit 202: remove objects from behind the door that prevents it from opening
-unit 205: objects in front of windows
-unit 301: protective globes in the kitchen
-unit 301: multi-plug adaptors
-unit 301: dresser in front of entry
-unit 305: multi-plug adaptors in bedroom
-unit 305: repair flooring in kitchen
-unit 305: objects in front of west bedroom window
-smoke detector affidavit
-that's it

Ms. Moermond:
-when was the last Fire C of O inspection?

Ms. Shaff:
-this one was from 2012; so, it looks like it was over due
-appointment letter was sent out at the end of Jul 2012; first inspection was in Aug 2012; no show in Oct 2012 & approved at the end of Oct 2012

Ms. Moermond:
-so, inspectors issued the last C of O in 2012; so, it was 4 1/2 years since the last inspection
-will recommend approval

Approve the assessment.

Referred to the City Council due back on 9/6/2017

- 14** **RLH TA 17-312** Ratifying the Appealed Special Tax Assessment for Property at 1358 FARRINGTON STREET. (File No. J1713A, Assessment No. 178523)

Sponsors: Brendmoen

7/18/17: Approve; no show.

7/20/17: Owner, Danielle White, emailed inspector. Rescheduled to August 1.

Laid Over to the Legislative Hearings due back on 8/1/2017

- 15** [RLH TA 17-313](#) Ratifying the Appealed Special Tax Assessment for Property at 1377 JAMES AVENUE. (File No. VB1712, Assessment No. 178816; amended to File No. VB1712A, Assessment No. 178824)

Sponsors: Tolbert

7/18/17: Approve; no show.

NOTE: sent to City Council on September 6 in error; should have been for August 2. Real Estate Office pulled off roll and gave new numbers to go to PH on August 16.

Referred to the City Council due back on 8/16/2017

- 16** [RLH TA 17-314](#) Ratifying the Appealed Special Tax Assessment for Property at

618-620 MINNEHAHA AVENUE EAST. (File No. J1713A, Assessment No. 178523)

Sponsors: Brendmoen

Approve; no show.

Referred to the City Council due back on 9/6/2017

- 17 RLH TA 17-303** Ratifying the Appealed Special Tax Assessment for Property at 1722 MONTANA AVENUE EAST. (File No. J1713A, Assessment No. 178523)

Sponsors: Bostrom

Pao Ze Her, owner, appeared.

Supervisor Lisa Martin:

-Summary Abatement Order issued Mar 30, 2017; compliance Apr 6; re-checked Apr 11

-work done Apr 13 for a cost of \$158 + \$162 = \$320

-gold card returned by Pao Ze Her

-failure to maintain exterior property; headboard from a bed, table top, shoes, etc.

-no returned mail

-history: SA & Orders on a vehicle issued 3-30-16

Mr. Her:

-in the middle of Mar, the tenant was in the process of moving out; they put stuff out by the garage; I told them that they needed to take of that because I don't want the city to come by & see it; they said that they'd take care of it; in the meantime, on Mar 29, I was out of the country visiting family in Laos & Thailand & that's when the letter came

VIDEO - crew removed table from driveway area

Ms. Moermond:

-looks like everything was gone except for the table top

-even though you weren't in the country, you are still responsible

-the city had to pick up some of it

-will decrease it by \$100; a lot of it was addressed but the city did incur the cost of going out to take care of the table top; the city is not your service

Reduce from \$320 to \$220.

Referred to the City Council due back on 9/6/2017

- 18 RLH TA 17-304** Ratifying the Appealed Special Tax Assessment for Property at 883 & 879 PAYNE AVENUE. (File No. J1713A, Assessment No. 178523)

Sponsors: Bostrom

Jessica Cervantes & Mr. Lopez, Maxwell LLC, owner, appeared.

Supervisor Lisa Martin:

-Summary Abatement Order issued Apr 18, 2017; compliance Apr 24; re-checked Apr 25

-work done Apr 26 for a cost of \$316 + \$162 = \$478

-failure to maintain exterior property
-no returned mail
-history: 2-3-17 - overflowing dumpster

Ms. Cervantes:

-we had a woman go out to clean it up earlier; (photos) a Republic container with nothing around it; it's a little over full

VIDEO - crew removed garbage on the ground & dumpster

Ms. Moermond:

-the Republic container was in the back of the bldg (photo)

Mr. Lopez:

-when we get a letter, we give priority to that; it's very important for us; our corporate manager comes at least 8 times a week
-it's a very busy commercial area & there's lots of dumping but I know that it's my responsibility
-according to the letter - it's specific; it says furniture, overflowing dumpster; so I gave them directions to make sure that this was cleaned up before Apr 24; the guy who's in charge of cleaning, he has to report & send pictures; she got the picture in the cell phone for Apr 23 - specifically of the dumpster & it's clean; so, maybe the next day (there's a restaurant there &) they dumped what you saw in the video but the dumpster is on the other side; you cannot see the dumpster in the Video

Ms. Moermond:

-I agree
-the photo taken by staff on Apr 25 (the day after things were supposed to be done) shows that there's garbage bags still outside the dumpster but by the time the work crew showed up, they didn't even go to the dumpster, they just saw the side of the bldg; the side of the bldg does not appear in the Orders & so I will recommend that this gets deleted

Delete the assessment.

Referred to the City Council due back on 9/6/2017

19 [RLH TA 17-296](#)

Ratifying the Appealed Special Tax Assessment for Property at 1199 REANEY AVENUE. (File No. J1713A, Assessment No. 178523)

Sponsors: Prince

Approve; no show.

Referred to the City Council due back on 9/6/2017

20 **RLH TA 17-306**

Ratifying the Appealed Special Tax Assessment for Property at 783 ROSE AVENUE EAST. (File No. J1710G, Assessment No. 178711)

Sponsors: Bostrom

J. J. Sims, appeared representing the Baja Group Inc, owner.

Ms. Moermond:

-for garbage hauling services for 4 weeks

Supervisor Lisa Martin:

-Order to provide garbage hauling issued Jan 6, 2017; compliance Jan 11;
re-checked Jan 11
-4 weeks cost: \$500 + \$162 service charge = \$662
-failure to obtain trash service
-no returned mail
-gold card returned by J. J. Sims
-dates for emptying garbage recently: Apr 4, 11, 19 & 25, 2017
-forthcoming assessment for a large clean-up (Apr 25-May 1) & one more for hauling

Ms. Moermond:

-was it a move out?

Mr. Sims:

-it was a move out situation
-the problem - the Baja Group purchased a Contract for Deed back in Jul 2015; the way the contract was written, we collected a mortgage payment, no taxes, no insurance--it was all the owner's responsibility at the time, Ms. Robin Hobbs; when we went to housing court, they told us that they had made arrangements to have a final pick-up for the garbage when they left the property & that they were paying the water bills; we've now been assessed for weekly garbage; we've been assessed for their clean-out; & this is continuing now because of the time lag between the assessments
-we are in the process of selling the property; so, we've already taken 7 1/2 tons of trash to the dump ourselves; & the irritating part is that she gets county assistance for foster care yet doesn't pay to have her trash removed or pay her water bills
-we've been in real estate for 30 years so we understand that the water bill will come to us; now, we have to take her to court about the trash but at some stage of the game, we have to negotiate a deal because this is going to crush us; at \$662/month over something that we had no control of..... is shooting us in the head

Ms. Martin:

-it looks like we've been providing 3 containers of garbage service at this property since Jun of 2016, which ended on May 9, 2017

Mr. Sims:

-unbeknown to us; we would have had no knowledge...
-I'm a Contract for Deed holder; I'm not a landlord; we don't rent to anybody; we purchased the Contract for Deed at a discount because of the condition of the bldg because we have to re-side it, put a new roof on it, the whole 9 yards

Mr. Yannarely:

-that's all part of the risk you take

Mr. Sims:

-yes & no
-I never knew that St. Paul would provide services because we don't normally do business in St. Paul; I've lived here for 40 years & never did a deal in St. Paul; I stay on my side of the turf where I understand the street structure
-I know somebody has to pay for this & we're going to get stuck with most of it; I'm just asking for a reasonable.....since we weren't contributing to the trash situation... I'm asking for some sort of a break or discount - we're going to have a couple more of these hearings coming up...

Ms. Moermond:

-here's the rub for me; I need to figure out a way where the city acted incorrectly or in some other way, the tax payers of St. Paul are responsible for your particular

situation as opposed to you & the previous owner being responsible for this situation;
and you have a legal arrangement with them that they violated & that's a private
action between the two of you; the city is not party to that & I can't help you out
-the service was provided by the city

Mr. Sims:

-based on the amount of trash that we took out of there, I saw the Orders & I saw all
the stuff from the court system that she flat out, disregarded

Ms. Moermond:

-it sounds like she made a decision over a year ago that she was going to be walking
on this & stopped paying her bills
-did you tell the county this?

Mr. Sims:

-that's my next step; we're going to go after fraud because the statements that she
made in court under oath to the judge.... we'll never see anything... I've already
invested \$14,000 in attorney fees trying to get her out of the property
-there is a still a recycling bin there; it's blue

Ms. Moermond:

-the recycling bin will be there no matter what; there's no charge for it

Approve the assessment.

Referred to the City Council due back on 9/6/2017

21 RLH TA 17-295 Ratifying the Appealed Special Tax Assessment for Property at 1598
SEVENTH STREET EAST & 829 GERMAIN STREET. (File No.
J1713A, Assessment No. 178523)

Sponsors: Prince

Gao Neng Vu, owner, appeared.

Supervisor Lisa Martin:

-Summary Abatement Order issued Apr 5, 2017; compliance Apr 13; re-checked Apr
14

-work done Apr 14 for a cost of \$288 + \$162 = \$450

-no returned mail

-gold card returned by Gao Neng Vu

-failure to maintain exterior property

-also a SA on garbage issued Apr 24, 2017

Mr. Vu:

-bought property Mar 31, 2017

-I did not receive any Notice

Ms. Moermond:

-letters that went to: 1) FDC MN3 LLC; & 2) Twin Cities Home Rentals

Mr. Vu:

-I'm not either one of those; were for the previous owner

-I'm the owner of the property now & I manage it, too

Ms. Moermond:

-you did not receive proper legal Notice, so I will recommend it gets deleted

Delete the assessment.

Referred to the City Council due back on 9/6/2017

- 22 [RLH TA 17-301](#) Deleting the Appealed Special Tax Assessment for Property at 556 SNELLING AVENUE NORTH. (File No. J1710P, Assessment No. 178410)

Sponsors: Stark

Delete the assessment; waiver on file.

Referred to the City Council due back on 9/6/2017

- 23 [RLH TA 17-300](#) Ratifying the Appealed Special Tax Assessment for Property at 1228 VIRGINIA STREET. (File No. J1710G, Assessment No. 178711) (Public Hearing continued to September 6)

Sponsors: Brendmoen

7/18/17: Approve; no show.

7/25/17: Rosemarie Labrasseur showed up for hearing. Hearing date was incorrect. Rescheduled to August 1.

Laid Over to the Legislative Hearings due back on 8/1/2017

- 24 [RLH TA 17-320](#) Ratifying the Appealed Special Tax Assessment for Property at 1675 WATSON AVENUE. (File No. J1709E, Assessment No. 178312)

Sponsors: Tolbert

Devan Swiontkowski, owner, appeared.

Supervisor Joe Yannarely:

-Excessive Consumption fee for a snow/ice complaint received Tue Jan 17, 2017; compliance is 48 hours after the postmark; re-checked Fri, Jan 20

-work order issue Mon Jan 23; when crew arrived, it was found to have been done by owner

-cost: \$120 + \$35 service charge = \$155

Ms. Swiontkowski:

-we closed on the house Feb 3, 2017

-this was done before we owned the house

-I just got the hearing notice in the mail; I called to find out what it was about

Ms. Moermond:

-it was done during previous ownership; however, the orders/assessments attach to the property

-the previous owner should have disclosed this to you

Approve the assessment.

Referred to the City Council due back on 8/2/2017

- 25 [RLH TA 17-321](#) Deleting the Appealed Special Tax Assessment for Property at 647 VAN BUREN AVENUE. (File No. J1710E, Assessment No. 178313)

Sponsors: Thao

Delete the assessment.

Mai, I have no discussion or information on 647 Van Buren Avenue.

Referred to the City Council due back on 9/20/2017

Special Tax Assessments - ROLLS

- 26 RLH AR 17-58** Ratifying the assessments for Graffiti Removal services during March 18 to April 12, 2017. (File No. J1710P, Assessment No. 1784110)

Sponsors: Stark

Referred to the City Council due back on 9/6/2017

- 27 RLH AR 17-59** Ratifying the assessments for Property Clean Up services during April 3 to 28, 2017. (File No. J1713A, Assessment No. 178523)

Sponsors: Stark

Referred to the City Council due back on 9/6/2017

- 28 RLH AR 17-60** Ratifying the assessments for Trash Hauling services during April 4 to 27, 2017. (File No. J1710G, Assessment No. 178711)

Sponsors: Stark

Referred to the City Council due back on 9/6/2017

- 29 RLH AR 17-61** Ratifying the assessments for Collection of Fire Certificate of Occupancy fees billed during February 13 to March 11, 2017. (File No. CRT1711, Assessment No. 178212)

Sponsors: Stark

Referred to the City Council due back on 9/6/2017

- 30 RLH AR 17-62** Ratifying the assessments for Tree Removal services from April 2017. (File No. 1705T, Assessment No. 179004)

Sponsors: Stark

Referred to the City Council due back on 9/6/2017

11:00 a.m. Hearings

Summary Abatement Orders

- 32 [RLH SAO 17-63](#)** Appeal of Christian Greene to a Summary Abatement Order at 1608 SHERBURNE AVENUE.

Sponsors: Stark

Christian Greene, RD Parent Investors LLC, owner, appeared.

Supervisor Lisa Martin:

*-Orders issued Jun 27, 2017 by Inspector Sean Westenhofer
-this is a parking lot area that runs from 1608, 1610, 1612 & 1618 throughout the alley
-Orders for TBW, overgrown brush - failure to maintain pkg lot*

Ms. Moermond:

-looking at the photos; there's also some wood on the other side of the alley

Ms. Martin:

*-we have Orders on those other properties, as well
-we get a lot of complaints for this alley & we've dealt with issues on this parking lot in the past; they need to maintain that property*

Mr. Greene:

*-acknowledge that we had some shrubbery issues there
-my issue is that I'm in New York & these Notices usually give us a 2-week window to take care of the issues; generally, I receive them on the compliance date, which strikes me as unfair only for the fact that we have the Midway Shopping Center across the street and the bank parcel; the city seems to be able to contact us very quickly about a great variety of issues but for some reason, I'm never contacted to take care of these issues; so, I think it's unfair that I have such a short window to address these issues; then, if for some reason, paperwork gets slightly delayed, I'm assessed a fine; I just think that's unreasonable, given the fact that there are probably a great many out-of-state operators; I'm probably not the only person to have an issue like this
-just recently I got a Notice on Jul 5 saying that the compliance date was Jul 5; I'm asking that you take that into consideration when addressing these things; there must be some mechanism to extend that; the mail is slow but my email is certainly available; St. Paul regularly emails me about a variety of things but with these issues where I can be penalized, no one can reach out & contact us to address them quickly
-I just think that it's unfair that I have such a short window
-this is a vacant parking lot that has no income; that's our own choice - I do leave it open for the surrounding businesses, who would be demonstrably affected if I did close it down
-I understand there were some weeds & we did take care of them; as soon as I got the Notice, I contacted my person here & he addressed it
-with such a short notice to address something that's not hazardous - I understand weeds are not attractive but they are not hazardous & we took care of it; it may not be attractive to those who live across the street from it but I do need a little consideration on that matter*

Ms. Moermond:

*-so, you've taken care of the circumstance
-I have explanations but I don't know that it will be satisfactory: this kind of Order could result in the city taking action that would lead to an assessment on the property; so, legally, the city has to contact the property owner, not a property manager, which would have the responsibility for the assessment; the code now requires that be done by First Class Mail; it is possible that contact information can be added to the file (responsible party)*

Ms. Martin:

-because this is not a Certificate of Occupancy property, a responsible party is not

listed; we have so many different inspectors throughout the city, we never know who's going to be covering that area on any particular day

Mr. Greene:

*-it actually is a C of O property because this parking lot services my bank bldg across the street; they are, in fact, the same property even though they are not continuous; so, that information is readily available & I get noticed for that quite quickly as well; so even though they have separate addresses, they are adjoined
-the parking lot is attached to the C of O of the bank bldg*

Ms. Moermond:

-I don't think that it's attached to the C of O; it would have been attached when the site plan was approved during the zoning process but the Fire C of O inspectors who go there periodically to check the bank would not be checking the parking lot across the street

-I don't know that I have an answer for you

Mr. Greene:

*-my point is that I can't continually to get \$2600 assessments; I don't think that's fair; it almost appears as though it's a soft target
-I do find it difficult to accept - when the city needs something from me, which is on a regular basis, I'm easily contacted; inspectors get in touch with me consistently for whatever but yet, when there is a situation where money could be put against me, no one seems to be able to find me and that's where I have an issue; I just don't think that's fair*

Ms. Martin:

*-we get hundreds of tall grass & weeds complaints on a daily basis; the letters are automatically generated; our inspectors don't have the time to manage each property
- to call owners individually to let them know that there's an issue; perhaps your local property manager could drive by weekly; TGW gets 7 days; it doesn't matter whether or not you're out of state; you have to have someone to manage the property; the city is not in the business to manage properties*

Mr. Greene:

-if you are noticing people out of state people by mail, you have to give them some consideration; they're not going to get that in 7 days; it's unreasonable to think that we could get mail in 7 days in some cases; I have a big office in Manhattan; unless the mail says 10th floor, I don't get it; there are a variety of reasons why I might not get a notice & I don't think that 7 days or even 14 days, is sufficient notice

Ms. Martin:

*-we don't establish time frames; they are established by the City Council
-our goal is to not have you get any letters; our goal is to have you have someone take care of your property; we have millions of people who never receive a letter at all; they know to cut their grass in a timely manner
-in the future, I'll keep your email address & if I see something, I'll be happy to send you an email but I can't guarantee it*

Ms. Moermond:

-showed Mr. Greene a picture of the issue; that growth didn't show up in 7 or 14 days; no one has maintained that for the entire year

Mr. Greene:

-OK

-I'm not sure if those weeds are actually growing on my property; certainly, they are

adjoining it

Ms. Moermond:

-let him know that half of the alley is his responsibility

-we've heard your message; I'll bring this to Councilmember Stark's attention

Deny the appeal.

Referred to the City Council due back on 8/2/2017

Correction Orders

33 [RLH SAO 17-66](#) Appeal of Guy Chase to a Notice for Tall Grass and Weeds at 1037 LOMBARD AVENUE.

Sponsors: Noecker

Guy B. Chase, owner, appeared.

Supervisor Lisa Martin:

-Jul 7, 2017, complaint came in & letter was sent to the Occupant & owner re: tall grass & weeds

-inspector went out 4 days after the owner has received the letter

-an appeal was filed and the Orders are stayed

Mr. Chase:

-mail issue: your letter was dated Fri Jul 7; I received the letter on Sat Jul 8; I came to appeal on Mon, Jul 10, which was the last of the 72 hours; I agree with the previous person - it's timing; It should be 3 working days, perhaps

-I mow the blvd; this spring, daisies came up in my front yard, so, I told them, "Do your thing;" I don't consider daisies to be weeds; as far as I can tell, the property looks quite nice but it doesn't look mowed but I keep all the trash picked up in my yard & neighborhood

-when I discussed the flowering plants with my councilmember, she said there was a method whereby I could appeal because this is not nuisance stuff

Ms. Moermond:

-this is where we talk about these things

-perhaps, the grass responded more enthusiastically than the daisies responded to being let go; I'd say this is 95% grass & 5% daisies; I'm not looking at a daisy garden; I'm looking at a field that happens to have daisies in it

-I also look at a lot of prairie plantings, a lot of situations where people have decided to not go with lawns but to go with other kinds of plantings; this is not that kind of things; I see volunteer daisies; a lot of grass; a lot of weeds, etc; this is not a prairie planting

-I will not go with your argument on this

Mr. Chase:

-I pulled out everything that was not daisies

-when they go to seed, I plan to mow the whole thing because the fun is over

Ms. Martin:

-will be happy to mail Mr. Chase information on prairie plantings, wild flower gardens, etc.

Ms. Moermond:

-I don't agree with you on this

Deny the appeal and grant extension to August 4 for compliance.

Referred to the City Council due back on 8/2/2017

34 [RLH VO 17-25](#)

Appeal of Jay Garcia to a Condemnation as Unfit for Human Habitation and Order to Vacate at 1577 MCAFEE STREET.

Sponsors: Bostrom

Jay Garcia, owner, appeared.

Supervisor Lisa Martin:

-Condemnation issued by Code Enforcement

-Jul 7, 2017, a Correction Notice was started for lack of gas/electric; we asked that it be restored by Jul 9 in order to eliminate any further enforcement action

-on Jul 9, they were still off so, we issued a Notice of Condemnation/Unfit for Human Habitation/Order to Vacate

-there were also exterior violations listed

-sounds like the occupant needs some time to restore the gas/electric

Mr. Garcia:

-I'm trying to get some time; a couple more weeks

-I've talked with Energy Assistance; we're going back & forth

-I've been staying there sometimes & at my friend's house

-I started cleaning stuff up

-I didn't understand about the screen door on the garage; I didn't know that you had to have a screen door on the garage; also some stuff on the back & side of house

Ms. Moermond:

-I don't have a picture

Mr. Garcia:

-I was starting to do some work on the garage & the brick molding around it fell off; I can put all that back on; the door, everything is there; it's just the brick molding that fell off; I haven't had time to put new up

-probably need 3 weeks for Xcel

-I have stuff to throw away - rubble, bldg materials, etc.

-the vehicles were both licensed & had up-to-date tabs; I didn't understand that

Ms. Moermond:

-it says, "Correctly licensed"

Mr. Garcia:

-the truck was a friend of mine's; the car is my cousin's; the tabs are good until the end of the month; the truck is not there any more

Ms. Moermond:

-City Council Public Hearing is Aug 2

-Aug 11 is your deadline to get your power back on;

-in return, I'd like you take care of the rubble, etc, on the outside in 1 week

-exterior walls & trim of garage needs to be scraped & painted deadline: Oct 1, 2017

1) grant to July 25 for the sanitation;

2) grant to August 8 for the storm doors;

3) grant to August 11 to restore the power; and

4) grant to October 1 for the walls and trim of the garage

Referred to the City Council due back on 8/2/2017

11:30 a.m. Hearings

Orders To Vacate, Condemnations and Revocations

- 35 [RLH VO 17-17](#) Appeal of Kathleen Schmieg to a Denial of Fire Certificate of Occupancy and Order to Vacate at 422 JESSAMINE AVENUE EAST.
- Sponsors:** Brendmoen
- Kathleen Schmieg appeared.*
- Fire Supervisor Leanna Shaff:*
-when I checked yesterday morning at 9:25 am, the deed had not been registered with Ramsey County
-I called Ms. Schmieg's attorney, who said that it would be done yesterday or today
- Ms. Moermond:*
-we laid this over just to make sure that the deed reflecting that you have partial ownership in this property was registered; and now, 4 weeks later, it's not yet registered
- Ms. Schmieg:*
-I went to file my quit claim deed that I have from Bob & they won't take it because there's delinquent taxes, with which I have an agreement with them; they said that you cannot have delinquent taxes to transfer but he's not transferring it; he's just putting me on; but they said that the taxes have to be paid
-I hired a lawyer, who said that I should work with a bank to try to get a loan to pay the delinquent taxes; he said that it's my house since the day that Bob signed this on Jun 14; they said that recording it should make a difference
-I'm working with Wells Fargo Bank
- Ms. Moermond:*
-recording it makes all the difference in the world
- Ms. Schmieg:*
-I can't record it so, what am I supposed to do because I can't pay \$9,000 in taxes
-Wells Fargo is waiting to find out what happens here; then, I'll get the loan to pay the taxes & this can be filed onto the title
- Ms. Moermond:*
-I'll lay this over for one more month so you can get this squared away
-if it isn't squared away, you'll be in the Fire Certificate of Occupancy Program
-the deed has to be registered with the county
- Layover so Ms. Schmieg can have the deed recorded.*
- Laid Over to the Legislative Hearings due back on 8/22/2017**
- 36 [RLH VO 17-26](#) Appeal of Bill Davis to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 988 ARGYLE STREET.
- Sponsors:** Brendmoen

Bill Davis, the rehabber who is working on the property, appeared. He has not worked in St. Paul before.

Fire Supervisor Leanna Shaff:

-Fire Certificate Of Occupancy Revocation/Order to Vacate by Inspector Laura Huseby

*-the process started the end of Mar 2017; first inspection was May 11; the Insp found quite a bit wrong with the property; the tenant was present for the inspection; there was enough deferred maintenance to cause Insp Huseby to have her supervisor join her on the next inspection Jun 2, Inspectors Neis & Huseby Revoked the Fire C of O for unaddressed property maintenance issues; property was to be Vacated Jul 6
-on Jul 6, there was no access to the property interior; the property owner has hired someone to rehab the interior; they could not verify that the tenant had vacated
-on Jul 7, Insp Huseby went back; she met the handyman at the property; she requested his email for information*

Mr. Davis:

-owner Joseph Adolph was in WA state; I came into this not knowing any of this other stuff; I got a call Thu, Jul 6 that there were 2 inspectors there; we planned to meet Fri Jul 7

-I'm been rehabbing property for over 20 years; I've won an award for historic preservation; I've been a lead carpenter on a TV show

-the insp came to see that no one was living there; I asked for a list because I was told that there was a huge list; at the same time, this woman from the other company was pointing out things to the inspector, which to me seemed rather odd - about her opinion on things that were wrong on the Correction list

-not knowing anything about a list, etc, I called Joe to ask what was going on; and the management company did not give his right address in Seattle, apparently; so, I don't know any of this stuff; Joe told me that the city did not have his right address, which is now corrected: 1406 Western Avenue, Seattle, WA 98101; phone 206/384-1333; so, he didn't know any of these things; the ones who did the repairs didn't give him all of the information about what needed to get done

Ms. Shaff:

-the address wasn't updated until Jul 7, 2017

Mr. Davis:

-I got this list on Mon & WOW, there's a lot of really big things on here; so, I spent time & looking at all the things, some I disagree with, in my professional opinion; and I started working on it; we've been addressing those issues; I have video on my phone because I didn't know how else to present it; I've been working on it to get the C of O back

-when I started working there the week of Jul 3, the neighbors started coming out & looking at me; and then, they started telling me that ATF had been there; I called the police because there was a truck that had 4 bullet holes from a drive by shooting; that there were meth heads going in & out of the alley; there were people sleeping in tents; they had a TV set up in the back yard; etc. - the neighbors were so excited to see this work get done; I've been offered cookies, pop, beer, which I don't drink - so, they're very happy that this is going on

-we'd like to get everything done

-I do want to contest some of the things that I think are mistakes

-the goal on this is to turn it back to owner-occupied; so, my understanding is that there doesn't need to be a C of O for that; the owner's intention is to sell the property & the neighbors prefer that it goes back to an owner-occupied property too

-I want to work with the city to make this a great house

Ms. Moermond:

-I've got bad news: this is an Order to Vacate; the next step is the Vacant Building Program; you have to go thru a code compliance inspection, where trades inspectors will go thru & create a punch list of items that need to be done to bring this bldg up to minimum safety standards; and there's an annual VB fee north of \$2000 per year -this is a big deal for you & the owner right now because this is a small list compared to the code compliance inspection report when you go into the VB Program
-I'm thinking that your asking to get the C of O re-instated so that you avoid the VB Program
-the history of the property owner & the property manager hasn't been responsible in managing the situation, so you're coming in with a backlog of bad history
-so, I need to make a decision on which way - which inspection process we need to proceed with
-according to the inspector, we have extensive dilapidation
-went to look at Ms. Shaff's pictures
-it needed a trash out
-lots of deferred maintenance

Ms. Moermond:

-what do you have questions about on the Orders?

Mr. Davis:

-#5 - says that the entry door doesn't lock; it does lock; took a video of it; it locks; I don't understand
-#6 - south side of dwelling, basement walls are bowing - water intrusion; yes, there's been water intrusion thru the window wells; the dirt in the window wells needs to be cleaned out; the wall that was bowed was paneling, not block; so, I took video of that; there's nothing in the concrete; it's structurally sound; I have gutters that were put on & fascia
-#7 - metal trim wrap missing in multiple areas on eaves; at the peak end of the gable at the front of the house - that is being worked on right now
#8 - gutters are in
#27 - 2nd story stairs pulling away from wall; that's not the case; they just didn't put on part of the trim; it's an aesthetic thing; it's not coming apart; it just has the appearance of pulling away
-I've highlighted things that I've done on my list
-I do have video if you'd like to see that

Ms. Moermond:

-I need to have an inspector have eyes on it to confirm

Mr. Davis:

-I'd love to have an inspector out there
-I have the lease here when the management company signed with these people; this was completely the responsibility of the property management company

Ms. Moermond:

-so, perhaps the owner has cause for action on his property management company
-I have a Revocation/Order to Vacate in front of me; & I'm hearing you say that you think it shouldn't have an Order to Vacate on it because you're in the process of doing the repairs; I think that it should have an Order to Vacate on it with the conditions at the time of the Revocation merited it; re-instatement of the C of O is not a good idea in this case
-the list includes not only bldg items but other trade items, as well; it won't be the worst code compliance list but a lot of work does need to be done
-I'm going to recommend that Council deny the appeal & that the C of O remain

Revoked on this property

-the next step is that it gets referred to the VB Program; I'm happy to recommend that the VB fee get waived for 90 days, when you get there so that there's time for you to operate & that money can go into the repairs instead of into paying that fee

Mr. Davis:

-for clarity - I have trades coming in there; the plumber's been signed up for the boiler; he's already pulled permits to get this done; do I need to cancel those?

Ms. Moermond:

-I suggest that you talk with Inspector Jim Seeger about this

Ms. Shaff:

-no permits have been pulled, according to the system

Ms. Moermond:

-next step is to apply for a code compliance inspection report

-when Mr. Adolph gets the Notice that this is going into the VB Program, there are 2 things needed: 1) code compliance inspection; and 2) VB fee; we can talk about those things then

Mr. Davis:

-is there any way to get another inspector out there before that decision - to have an inspector come to see everything that has been done; to see that this is in good faith; that this is me putting my name & my honor on this to show everything that has been done; I've called Insp Huseby, left a message & didn't get a response

Ms. Moermond:

-there's a Stay of Enforcement while this is under appeal; so, inspectors handle things gingerly - they don't want to be on top of you if you have it under appeal; they will stand back until we say something from here

Mr. Davis:

-I haven't been able to go over this with someone except for continually address this & be there until all hours of the night to try to get this thing done

Ms. Moermond:

-so, you haven't gotten the VB letter yet (not in the VB Program yet)

-so, there's a magic window where you can pull permits right now before that VB letter comes in the mail, which will say that you can't pull permits; you've have to get a code compl insp report

-so, get to work & show me before Aug 2 some closed bldg permits & I'll look at your photos at that time

-it goes before Council Aug 2; we can talk here on Aug 1 at 11:30

-I'd like the photos in pdf form but we can deal with j pegs

-pull a general permit & reference this list

Legislative Hearing Officer wants to see some permits finalized and will review photos at the next hearing to make a recommendation.

Laid Over to the Legislative Hearings due back on 8/1/2017

37 [RLH VO 17-24](#)

Appeal of Gerald Kaluzny, Southern Minnesota Regional Legal Services, on behalf of Laverne Cross, to a posted Revocation Notice dated July 11, 2017 at 483 COMO AVENUE.

Sponsors: Thao

Laverne Cross, tenant & Gerald Kaluzny, Attorney, Southern Minnesota Regional Legal Services (SMRLS), appeared.

Fire Inspector Leanna Shaff:

-Fire Certificate of Occupancy Inspection & Revocation/Order to Vacate by Inspector Efrayn Franquiz

-27 items on the Order

-initial inspection, which had a no entry, started in Feb of this year

-according to Insp's notes, the owner hasn't been very cooperative & has failed to maintain the property; in Apr, the owner stated that he was planning to evict the tenants & sell the property

Ms. Cross:

-the landlord never told us anything; he's been collecting our rent

Mr. Kaluzny:

-she has been there 5 years and it's been in lousy condition since day 1; the rent hasn't been very high but she could afford it; she has a child & 3 foster kids living with her there; all along Mr. Theng has been saying that he's going to fix it & this month, he took \$1300 from her; last month, \$3000 for back rent that was owed with the understanding that it was going to be fixed up; so, when inspections came out Jul 11 & said, "You & the kids have got to leave," her world got turned up-side-down & she called me an hour later

Ms. Moermond:

-she didn't know about this history of inspections & Orders because the owner hadn't been communicating where things are at

Ms. Cross:

-he came to my house, collected \$1300 from me; Tue the inspector was there at 2:30; at 3:30 I was told that I had until 7 pm to get out with my kids: my 5-yr old is a little behind for her age; the 4-yr old has autism; the 2-yr old & 1-yr old have alcohol fetal syndrome & autism; I have appointments daily

Mr. Kaluzny:

-since then, she has 4 applications in for housing opportunities, some promising but you never know in this market

-I looked at the list; this gentleman has not been a very good steward or a good citizen with respect to how he has treated her; but I don't think that the property is substantially different from when she first moved in 5 years ago; I don't think there's any immediate danger

-requested to allow her to stay until Aug 31

Ms. Shaff:

-pointed out that the photos show the bldg to be in pretty rough shape

Ms. Cross:

-since I've lived there, I have been on him about fixing; I'm just glad it's not winter because if it was winter, we have no hot water; we would have no water at all; my pipes freeze in the bathroom in the winter time so, I have to use the kitchen for everything and we have no heat in the winter time; I have to use my oven to stay warm; and I've been on this man about this; he keeps telling me he's going to fix it but he never does

Ms. Shaff:

-last C of O inspection was summer of 2014; Insp Hall was on it

-it took quite a bit of time to get compliance; & that was it's first inspection

Ms. Moermond:

-6 weeks is a long time

Ms. Cross:

-now, I'm in jeopardy of losing my foster children

Ms. Moermond:

-and I don't know that anything we can do today could change that given the house is Condemned/Ordered Vacated

Mr. Kaluzny:

-I think the fact that she's going through the system; she has an attorney here; she's being responsible; she's not in the street

-I know the house is in terrible condition but I don't see any immediate danger; she has smoke detectors - she has all the safety stuff

Ms. Cross:

-I have all the safety stuff but the only thing that is unsafe in there is that I can't use my dryer; I just found out that he doesn't have something in the wall & I've been washing & drying clothes that could start a fire & I didn't know that

Mr. Kaluzny:

-but that's been disconnected now

Ms. Cross:

-I told Ms. Leanna about the hot water tank; some people came out last summer to give us free light bulbs, etc; and they told to me to tell the owner that the water tank was on its last leg; so, I told him; they gave me a form for him to sign so that they could come back & re-wrap it or whatever....., he never signed it; he said, "I'll take care of it" but didn't

-he does provide garbage service

Ms. Shaff:

-photos show that there are many structural members that aren't their original size any more; they're rotted..etc...

Ms. Moermond:

-City Council Public Hearing Aug 2

-will recommend granting an extension to Aug 18; on Aug 2, you might have a better idea about whether you have some place to go to; we might be able to revise it at that time; if we need to go out to Aug 31, we can

-these are terrible conditions that you find yourself in; the owner's been irresponsible; he hasn't repaired anything; he hasn't communicated any of this; this is all bad

Grant an extension to August 18, 2017 for tenant to vacate the property.

Referred to the City Council due back on 8/2/2017

38 [RLH VO 17-23](#)

Appeal of Richard Gruber to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 671 HAWTHORNE AVENUE EAST. (Public hearing continued from August 2)

Sponsors: Bostrom

Richard & Betty Gruber, owners; and Janet Moran, Richard's sister, appeared.

Fire Inspector Leanna Shaff:

*-Revocation/Order to Vacate & it's quite convoluted; upper/lower duplex
-the inspection process has been going on since Mar; we (inspector, myself, Grubers) have had meetings with SPPD on a few occasions; we have repeated criminal activity at the property; repeatedly, people are sleeping in attic crawl spaces; we have a lot of unaddressed issues
-what's difficult for us is that Ms. Gruber lives on Griggs (where all the records, mail goes to)*

Ms. Gruber:

-I live on Griggs; Richard lives at Hawthorne

Ms. Shaff:

*-we can't seem to get the Fire Certificate of Occupancy Inspection process done; they are unable to meet the minimum code requirements; we can't seem to get past all the criminal activity that causes damage to the property; we've had to Condemn the upper level at least twice for overcrowding or for people sleeping in places they shouldn't; these people also bring in others who squat in the garage next door, property that the Grubers also own; we've had to Condemn the garage for people living in there & for drugs
-due to long term noncompliance we've Revoked the Fire C of O & ordered the property Vacated*

Mr. Gruber:

*-we've owned this for 30 years; I live on the main floor; no one else comes into the main floor; when Betty comes over, she washes clothes at Hawthorne
-what went wrong is the neighborhood; the guy we know, Terry, works for himself & he's helped me with things; Terry asked to use the garage next door, which we own; he said he wanted to store his tools in there
-we were fixing the upper level and at the same time, we have some people around that neighborhood who would come over, go right up the stairs & cause trouble; one guy kicked the outside door in; I didn't want anyone up there, so, I told him to get away & never come back; I'm trying to keep them out; Terry was working on fixing things; I went up there every day & told people to get out; they weren't supposed to be up there; I should have locked it up*

Ms. Gruber:

*-they just barge upstairs, breaking stuff - squatters; very rude, unfriendly people; he's lost control to the upstairs
-Richard is a vulnerable adult; Terry walked all over him; we told Terry to get out so many times*

Ms. Moran:

-Terry's a con man, a criminal; he was living up stairs, too; he's the one who allowed these people in

Ms. Shaff:

-we discussed all this at the police dept; it's up to the Grubers to make sure that Terry didn't come back; he is a known drug user in the area; he would move into the garage at 675, too - had a meth production in the garage; that's the reason we Condemned the garage

Ms. Moran:

-then why isn't he in jail?

Ms. Shaff:

-the Grubers were informed of this & Terry's criminal activity before; the Police have gotten Social Services involved

Ms. Gruber:

-we had no knowledge of them making meth

Ms. Moermond:

-so, it was Terry who was letting these people into that garage and into the upstairs of this property

Mr. Gruber:

-Terry said that he was going to rent upstairs after but there was no after because these people ran up after; we had just gotten things done that the inspector asked us to do and then, these people came & threw everyone out
-I should have kept that upstairs completely locked up

Ms. Moermond:

-what do you want to do now?

Ms. Moran:

-as far as I know, you can't get upstairs anymore; it's totally boarded up; and the garage is boarded up; if the house is boarded up, then he won't bother us anymore; we won't be able to sell it

Mr. Gruber:

-the first floor is just like it's been for 30 years; there's nothing wrong; we have a couple of kitties

Ms. Moermond:

-you have a bad situation; you have lost control of this property; you've lost control of the neighboring property; & you haven't cooperated very well to get your Fire C of O inspection done

Ms. Moran:

-for what is the Certificate of Occupancy? Isn't that something that's done in the beginning - when you buy a home?

Ms. Moermond:

-you have to maintain a Fire C of O if it's a non owner occupied property and this shows up in the system as Mr. Gruber having an address on Griggs; everything goes to Griggs
-I don't see this as being a long-term housing option for you

Mr. Gruber:

-I'm looking for another house- something like that

Ms. Moermond:

-as a vulnerable adult, maybe looking for a house on your own isn't the direction things are going to be headed

Mr. Gruber:

-I just want to leave the first floor as is - not board the first floor up because I'm living in that & none of them people have been in that first floor

Ms. Moran:

-he does not like the house on Griggs; he tried to make improvements there; he added an addition; he just doesn't like it; he likes the style on Hawthorne; he wants the identical house in a nice neighborhood

Ms. Moermond:

-the very last tool that the city has is to say that this isn't working any more; we're going to pull the plug on the ability to live here because there is no faith that this can continue to be operated.....

Ms. Shaff:

-we've been trying to problem solve with the Grubers for months & we keep hearing the same story - the inability to take action; unfortunately, non action is an action for the Grubers and this can't continue
-we tried boarding the upper unit & it doesn't work; I have no faith that they can maintain it that way

Mr. Gruber:

-Oh, I can; nobody's ever going to go up there again; ever

Ms. Shaff:

-Mr. Gruber has related to me on numerous occasions, "I didn't know;" "I didn't hear them;" I don't believe that he has the cognitive ability to maintain

Ms. Moermond:

-you guys did volunteer that Mr. Gruber is a vulnerable adult

Ms. Gruber:

-I believe so; Terry was able to manipulate him; now, he's out of the picture; we got rid of the manipulator

Ms. Shaff:

-the only reason that we were able to take Terry off the property was to get a "verbal" trespass; because we've given the Grubers on a couple of occasions, all the trespass paperwork, invited them to talk with us, to meet with us

Ms. Moermond:

-so, you haven't gone to the county system & trespassed him.....

Mr. Gruber:

-nobody ever gave me any paperwork...

Ms. Gruber:

-well no, he's a manipulator & Richard stuck up for him; Terry was trying to boss him around
-I think that everything will be OK now that Terry is out of the picture
-we have hired a handyman, Roger

Ms. Moermond:

-how many times was this Condemned & re-occupied?

Ms. Gruber:

-twice

Ms. Moermond:

-I'm trying to figure out a solution that takes into account your long term plans & what

problems that I think may create themselves; we are looking at a criminal element that has been identified & re-offended on this property; they knew your inability to manage the property - they created a meth lab; this property is very vulnerable to future offenses

-and, it's not your call; SPPD arrested people based on their findings

Ms. Shaff:

-I've issued Orders to have the garage tested, cleaned & boarded

Mr. Gruber:

-I want the house boarded up & stayed that way; and then, after a little while, I want to look for another house in a different neighborhood; one that looks like that but not there

-I just want to live on the first floor; nobody's gonna ever come in there; nobody's going to go upstairs; it's boarded up; & if I hear anybody trying to go up there, I'm calling the police

Ms. Gruber:

-Roger did a lot of work; he was the OK guy; he offered to go up & keep everyone out; he didn't smoke or drink; he said that he would maintain the place

-we had the house all fixed up; I spent a lot of money fixing up that place

Ms. Moran:

-I just think that if you board up the house, he's lost it and it's kind of a big investment -if it's boarded up, is that it, then? - you've just lost your house (?)

Ms. Moermond:

-no; what I would suggest is to talk with a realtor sooner rather than later; I think that you're more likely to get a better price now than you will down the line; I don't think that there's the capacity to get this house repaired & keep it repaired; I think that you are vulnerable to additional criminal activity; I think that's gonna happen; that's my experience

(A short break was taken by Ms. Moermond.)

-this is a Revocation of the C of O & Order to Vacate; you want to be able to live in the main floor unit & not to vacate the entire bldg;

-my recommendation to the Council is to uphold DSI's Revocation of the Certificate for the entire bldg; vacate date will be Aug 15, 2017; the bldg will be emptied; how you secure the bldg is up to you; it will need to be secured; given this circumstance, talk to a realtor or somebody who can help you; if you go the City Council Public Hearing Aug 2, they could look at this differently; you could ask them if you can live on the first floor & they can change my decision

Grant until August 15, 2017 to vacate the property.

Referred to the City Council due back on 8/2/2017

1:30 p.m. Hearings

Fire Certificates of Occupancy

37 Appeal of Jaunae Brooks, Brooks Group, to a Correction Notice-Reinspection Complaint at 235 SIXTH STREET EAST.

Owner did not appear for the hearing. Our office staff called Ms. Brooks and stated the matter is addressed and is no longer appealing. She has withdrawn her appeal.

- 39 [RLH FCO 17-110](#) Appeal of Jaunae Brooks, Brooks Group, to a Correction Notice-Reinspection Complaint at 235 SIXTH STREET EAST.

Sponsors: Noecker

Owner did not appear for the hearing. Our office staff called Ms. Brooks and stated the matter is addressed and is no longer appealing. She has withdrawn her appeal.

Withdrawn

2:30 p.m. Hearings

Vacant Building Registrations

- 40 [RLH VBR 17-53](#) Appeal of Yia Thao, on behalf of Chongkue Yang, to a Vacant Building Registration Notice at 1661 IDAHO AVENUE EAST.

Sponsors: Bostrom

Staff Report will be given on August 22 to follow-up.

Yia Thao, realtor, appeared o/b/o Chongkue Yang, owner.

Fire Inspector Leanna Shaff:

-Vacant Building Registration

-In Jun, there was a shooting outside this property; people in the house were very uncooperative with SPPD; we were made aware that it was not an owner-occupied home by SPPD & it did not have a Fire Certificate of Occupancy; we sent out an appointment letter & were allowed access on Jun 9, 2017 by the tenants, who said that they didn't really know the owner; he was a friend of their uncle's & they gave us a phone number; however, that number was not accepting phone calls; we talked with St. Paul Regional Water Services & found that the phone number they had was disconnected; we made all sorts of effort to make contact with the owner; we sent letters to the house and to the address from Ramsey County saying that they needed a Certificate of Occupancy; that it was not lawful to occupy a bldg in the City of St. Paul without one

-when we went back with a FORCE Officer on Jun 28, we were unable to gain access; the owner or responsible party did not show up; the neighbors let us know that someone had been there earlier that day

-the house being unoccupied with deficiencies & no Fire C of O, we referred it to the VB Program & they opened a Cat 2 VB file

Ms. Moermond:

-reviewed the deficiency list commenting on animal feces deep on basement floor

-on Jun 28, you made a finding that no one is living there; at that time, there was already a set of violations

-Mr. Thao, you got hired mid-Jun, after the Jun 8 inspection & after the shooting

Mr. Thao:

-when I was hired around Jun 17-18, they provided me with the violation Notices from back in Apr; I was not aware of the fire inspection until I made a phone call to the city asking them why there was an inspection; they told me they needed to do an inspection because the house was not owner occupied; the owner was not aware that he needed a Fire C of O for rental because he had never rented a house out before; when I called the city, I didn't know that a fire inspection had been already

done; the person told me that we needed to schedule for that; looked like they had just opened the case

-the owner is actually in the process of moving to CA & in the meantime, he had his uncle taking care of the property & the uncle decided to sub-let the house to a few individuals

-I called the owner back to let him know that he needed a Fire C of O inspection or he couldn't rent out the house; the owner said, "In that case, let's vacate them because I'm tired of them; I've been getting violation notices;" so, even the uncle wasn't getting back to him to let him know what was going on; the owner wanted the tenants to move out by the end of Jun, he did not want the fire inspection done; he asked me to put the house up for sale

-the owner wanted his daughter, who is in town, to come and live in the house; the tenants were not opening the door for the daughter; and the uncle was not answering his phone & at some point, he had his phone de-activated

-Mr. Yang lives in CA in an apartment at 2564 Hwy 273, apartment A, Anderson, CA 96007; that's where the letters are being forwarded to

-I knocked on the door a few times throughout the week & I was able to gain access (owner wanted me to take a look at the house to see if they had destroyed the house)

-the house is well maintained; nothing major was wrong but the grass was long

-I think if he wants me to see it, we will have to vacate them so the daughter can maintain it

-finally the owner was able to contact the uncle, who told the tenants to vacate at the end of Jun

-when I went there with the daughter the first week of Jul, we just saw that signs on it; so, I called the owner & told him that the city came out & put Vacant Bldg signs on the house

-technically, he wanted to vacate them to avoid the fire inspection because he wasn't going to continue to rent it out

-it's not a vacant property; we were just waiting for them to move out so that the daughter could go back to maintain the property until the home owner would come back Jul 20; he is in CA temporarily to find a place

-I told the owner that I would appeal because if it's a Cat 2 VB, it's a whole different ball game for me as a listing agent; I can't just list the house & put it on the market; I just don't understand why it went to a Cat 2

-I didn't even know there was an inspection

-we were going to come in early July to clean up & put it on the market

Ms. Moermond:

-the city came Jun 6 & Jun 28 to inspect; there was a shooting there & there were problems

Mr. Thao:

-I don't know the story on the shooting or the inspection

-I told the city not to schedule any inspection before I talked to the owner to see what he wanted to do; I told the city that I would get in touch with them to schedule if we needed to do so

-there were a lot of violations & the owner didn't know what was going on; he just asked the uncle to take care of the property for him while he was out of town without approval; he didn't know it had been rented out

-he doesn't know if the tenants/uncle took care of the Notices or not

Ms. Moermond:

-because of that I have concerns about the owners judgement

Mr. Thao:

-if the city had access Jun 8, why didn't they do the C of O inspection then?

Ms. Moermond:

-they did - a complaint based inspection; they weren't allowed access to all parts of the bldg according to the report

Mr. Thao:

-if the owner never applied for a C of O because it wasn't a rental property, then why did you guys go in there in the first place

Ms. Shaff:

-because it's unlawful to occupy a non owner occupied bldg in the city of St. Paul without one

-we were allowed access by the tenants

Ms. Moermond:

-they didn't need a warrant

Mr. Thao:

-I'm confused; when I talked to the city, an inspection hadn't been done; I was supposed to call to schedule for one & then be at the property for the inspection
-this was the owner's residence; he was going to be away for a few months while he was looking for another home in CA

Ms. Shaff:

-if all the mail was forwarded to the owner, why didn't he call us; Inspector Niemeyer's phone number is on all our letters

Mr. Thao:

-there's an English barrier; he didn't understand what was going on; he was confused by all of those Notices; he is an older gentleman, who doesn't speak much English at all; so, I had to explain things to him
-he is just an average homeowner; how would he know all these rules
-I'm trying to help him resolve this; he did not intentionally try to break any law

Ms. Moermond:

-this house qualifies as a Registered VB because it has code violations & it's empty

Mr. Thao:

-you're arguing that this is a temporary vacancy while it's going into sale & you shouldn't have to go through a full code compliance inspection

Ms. Moermond:

-I need to figure out what the right thing to do is in this situation; I have some code violations; I don't have a complete inspection
-I'd be willing to entertain getting the Fire C of O instated; so, you could apply for a Fire C Of O inspection, do the Corrections & he can move his daughter in but his daughter still does not count as an owner occupant; she is not the owner but that is probably the path of least resistance for him
-if he doesn't do that, then, he is in the VB Program and he'll have to have a Code Compliance inspection

Ms. Shaff:

-there was a tall grass & weeds complaint on Jul 7; no Work Order yet

Mr. Thao:

-I was supposed to take care of the property for curb appeal but when I got there I

saw those Notices; I called the owner back and he said, "Let's resolve this before we do anything;" so, I haven't cut the grass yet

Ms. Moermond:

-if Mr. Yang can get a Fire C Of O in the next month, he can stay out of the VB Program; if he doesn't do it, he'll be in the VB Program; they'll want access to all parts of bldg

-online, you'll see a list of things that are normally looked for in the Fire C of O inspection

Ms. Shaff:

-asked Mai to give Mr. Thao a Provisional Fire C of O application which should be given to Ms. Shaff directly

-Mai also provided him with the Jun 9 inspection report

Ms. Moermond:

-Mr. Yang has to fill it out & sign it & provide direct contact information & a responsible party's contact info (that can be you, Mr. Thao)

-deadline: one month

-he can move his daughter in; a good way to make sure the property stays secure

-act quickly to get the form filled out & sent/given to Ms. Shaff

-Ms. Shaff may have additional items because there wasn't access to the entire bldg

Grant the appeal on the Vacant Building on the condition that the Fire Certificate of Occupancy is instated by August 18.

Referred to the City Council due back on 8/2/2017