



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, April 7, 2020

9:00 AM

Via Teleconference

9:00 a.m. Hearings

Special Tax Assessments

- 1 **RLH TA 20-184** Ratifying the Appealed Special Tax Assessment for property at 608 BEAUMONT STREET. (File No. VB2008, Assessment No. 208807)
- Sponsors:* Prince
- Delete the assessment.*
- Referred to the City Council due back on 5/20/2020**
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- 2 **RLH TA 20-223** Ratifying the Appealed Special Tax Assessment for property at 55 FIFTH STREET EAST. (File No. J2008B, Assessment No. 208107)
- Sponsors:* Noecker
- Reduce assessment from \$585 to \$292.50. (Metro Transit to be billed for other half)*
- Michael Hagen appeared via phone*
- Moermond: we have ourselves a complicated situation due to multiple agencies that need special billing. When I was reviewing it looked like Madison Equities was responsible for half and Metro Transit was responsible for half.*
- Hagen: on the agreement, yes, we are both responsible for half, but if it is skyway glass repair, it is supposed to be billed to Met Transit who then bills us, it should be assessed to them.*
- Moermond: what is that based on? Is there an agreement to that effect?*
- Hagen: the Skyway Bridge Maintenance agreement, for skyway number 24, dated February 3, 1995.*
- Moermond: I imagine you know it came to you as you are showing up as the owner?*
- Hagen: does the City own all the skyways?*

Moermond: I believe they are all privately owned.

Hagen: so the City has an easement, which is the crux of the skyway agreement.

Moermond: having an easement doesn't mean you have ownership. The City is responsible for repairing the sidewalks, but they're owned by the property owner and they're responsible for maintenance.

Hagen: I'm fine with that, it is just its being billed to the wrong person.

Moermond: it's the diff between a private maintenance agreement. The city is obligated to bill out this kind of work. Are you saying metro transit is responsible for all of it?

Hagen: no, they would be billed for this \$585, and then they bill me half and I cut them a check for half.

Moermond: we'll reach out to metro transit. I don't know bureaucratically how we can work this through our tax people right now.

Hagen: I understand with the times, this all started back in December.

Moermond: right, December 29. I'm thinking half the assessment is \$292.50, so I think I might send through an assessment for that amount to you, and process one to send through to metro transit for the other half. Trying to unring the bell here and I don't think I can do that with the tax people.

Hagen: I'm fine with that. A notation so we don't have to do that going forward will be nice.

Moermond: we'll do our very best.

Hagen: so I can ignore the assessment notice?

Moermond: this goes to Council May 20, I'll ask them to reduce it by half, they will do that and will note that metro transit will be billed for the other half. An invoice will go to you before the end of May for the \$292.50.

Hagen: that sounds fine.

Referred to the City Council due back on 5/20/2020

3 RLH TA 20-229 Ratifying the Appealed Special Tax Assessment for property at 847 HUDSON ROAD. (File No. VB2007, Assessment No. 208806)

Sponsors: Prince

Continue PH to July 15, 2020 (unable to reach owner).

Marcia Moermond left VM 4/7 at 9:32 AM saying will try again.

Marcia Moermond left VM 4/7 at 9:55 AM saying haven't been able to reach, will send a follow up letter on this case.

Marcia Moermond: this is scheduled for public hearing tomorrow, let's go to July 15 and if she gets ahold of us before then and wants to have a Legislative Hearing then we

can talk about it.

Referred to the City Council due back on 7/15/2020

4 RLH TA 20-228 Ratifying the Appealed Special Tax Assessment for property at 885 MARGARET STREET. (File No. VB2008, Assessment No. 208807)

Sponsors: Prince

Approve the assessment, make payable over 5 years.

Selena Peou, owner, appeared via phone

Staff Report by Joe Yannarely: this was a Category 1 fire exempt opened February 5, 2019, typical fire fee waiver, there has been four 90 day waivers granted in addition to the original one. There are still building and plumbing permit outstanding. The fee is \$2,284.

Moermond: what is unusual about this there's automatically the 90 day waiver, and then this bill I'm looking at now is for February 2019 through February 2020. This is for a period that's already passed. What is going on with the property?

Peou: I am not quite finished or ready to move back home yet, there's a little bit left to work on.

Moermond: I'm kind of stuck on this because you're still in the program and it has been a whole year, you've yet to finish it. I need to recommend approval of the assessment. We can work on 2020- 2021 if you are almost done, we can reduce it moving forward, but since this is for a period that's already done and you didn't finish, I'm going to have to recommend approval. I can make it payable over 5 years.

Peou: make split payments?

Moermond: yes, would that be helpful?

Peou: yes.

Moermond: if you want to appeal to Council on this, you can do that on May 20 at the public hearing. I'm going to recommend it is approved and payable over 5 years. If you get done soon hopefully you won't get a second Vacant Building fee. How long before you get done do you think?

Peou: I'm hoping by May or June at the latest.

Moermond: so we can likely decrease it, but for this first one I'm kind of out options on it. Good luck getting it done.

Referred to the City Council due back on 5/20/2020

5 RLH TA 20-230 Ratifying the Appealed Special Tax Assessment for property at 888 MARYLAND AVENUE EAST. (File No. J2008B, Assessment No. 208107)

Sponsors: Yang

Approve the assessment.

Kia Lee, owner, appeared via phone

Keng Young, husband and translator, appeared via phone

Yannarely: boarding request by SPPD on December 19, 2019 at 10:30 am to secure a vacant building. The total cost was \$528. This building has since been razed by the owner.

Moermond: why are you appealing?

Young: she is saying that when she bought this, we bought it and it was already boarded up, we did get a second notice and all of this was prior to when we bought it. This was the second notice, and we have since sent in purchasing documents to the City. We didn't receive any letter from the City, we knew this is prior to when we purchased the property.

Moermond: here's the thing, my understanding from those documents are you closed on the property October 16, 2019, is that correct?

Young: yes.

Moermond: and this was an emergency situation in December, so you'd owned it several months at the time this happened.

Young: all we can say is that this is the same thing as the previous hearing, where there was garbage, this one said emergency boarding, but both we know when we purchased it. How come we didn't get any letter?

Moermond: I'm going to ask Joe Yannarely to explain more.

Yannarely: the building was already boarded, but the police found it in an unsecure condition, so they called in someone to re-secure it, re-securing with existing boards, and 3 doors screwed shut.

Moermond: so someone broke in and the police found it and re-secured it. Do you want a copy of that police report?

Young: yes

Moermond: we'll get you a copy of that and the invoice.

Young: we will look for that, unfortunately we were not informed so we didn't get a chance to go board it ourselves.

Moermond: when these things happen police often determine it is an emergency, and have to call a boarding contractor. They may not know who the owner is, in your case it's a vacant building so they wouldn't have a C of O to refer to, they can't leave the scene legally with the building unsecure. It must be safe when they leave. Often it may be homeless or juveniles, fires and assaults can be started, so for those reasons they won't leave the building open. We'll get you the police report so you know exactly what they were looking at when they made that decision. Most of the charge is for having to call an emergency contractor. Its \$250 just for someone to come on an emergency. I recognize that this has happened before, but it was during your ownership and it was

an emergency, so I'm inclined to recommend approval of the assessment. They may look at it differently.

Young: so you are recommending the assessment moves forward and we cannot appeal it?

Moermond: I'm recommending it is approved, but you can still talk to Council about it and they may look at it differently than I do. We'll get you the invoice and police report.

Young: ok, thank you.

Referred to the City Council due back on 5/20/2020

6 [RLH TA 20-210](#) Ratifying the Appealed Special Tax Assessment for property at 836-838 SMITH AVENUE. (File No. J2008B, Assessment No. 208107)

Sponsors: Noecker

Layover to LH April 21 at 9 AM. Staff to get police report.

Shawn Herbert, owner, appeared via phone

Staff report by Joe Yannarely: this was an emergency boarding by SPFD December 10, 2019 at 10 AM. Apparently a window was taken out by a car, the cost was \$495, \$162 service charge, for a total assessment of \$657.

Moermond: we have the fire report, it says that the fire folks went out and they checked the structural integrity and called for the emergency boarding. What are you looking for today?

Herbert: if you know the area, it closed for nearly a year and a half with the road and the bridge that was hard for me to help my customers, it was easier for the people to do the road. The kept parking their vehicles in front of my store, and then when they put the sidewalk in, they ruined my building about a foot, I had so many problems and now this happened. I got a call, and someone drove through the front of my building with their car. By the time I got there, everything was done, I didn't have a say so on anything. The policeman there said if I had insurance it would be on the police report, so I got that and followed through with insurance and they are saying they can give me \$10,000 for the damages but by the time you add everything up, it was like \$25,000 to fix it. I'm an art store, I've been there 30 years, I talked to that Rebecca Noecker, she talks to a lot of the small businesses in the area. Is she there today?

Moermond: she is a Councilmember; she'd be looking at this May 20. It is just me and staff today.

Herbert: I've been struggling to stay in business, I've been there 30 years, I let the kids come in and do free projects, I'm pretty loyal to the area, I just don't have any money to pay this. I'm reaching out to see what you can do to help me.

Moermond: on the face of it, it doesn't look promising, but I tell you what, I don't have a picture of what it looked like when it was hit, I'm sure there are some. I have the fire report, but no police report. I'd like to look at that, it may be when I learn more information I can be helpful. What I'm looking at now isn't quite enough, the best I can do right now is make this payable over a number of years. Did you try going through an insurance adjuster? To get someone to advocate for you with your insurance?

Herbert: I'd have to pay a deductible, and it is more expensive than the fine and everything. It is one third of it. So it will cost me more to go that way.

Yannarely: I just wondered, you are filing a claim for this, why can't you submit the boarding as part of it?

Herbert: I did. But the window is huge.

Yannarely: you have a deductible, but is the insurance going to take care of the building itself?

Herbert: mine or the person who did the damage?

Yannarely: whoever is paying for this, it would be part of that bill minus the deductible.

Herbert: they didn't say they wouldn't pay for it, but by the time I add in those charges plus fixing the window it is going to be money coming out of my pocket. I probably have to do everything. I've been there 30 years, and the building is over 100 years old. The windows were never done in the new way, with the thermal and up to code, I will have to bring it up to code.

Moermond: so you haven't fixed the window yet?

Herbert: no, my front entrance, I bought a lot of this and several people in my store and I did everything, but they think I'm closed. There's been a lot more money lost than what is on paper. I'm going to have to do a lot of work. They didn't do any of that stuff, broken glass. It was cold out too; they took out a whole wall under the windows. That all has to be repaired, it is all getting cleaned out. Before the window can even be put in. It is going to be a mess. Now with Coronavirus a lot of people aren't coming in because of that now. It has been a hard struggle to stay in business, I feel like ever since they started doing the road. They didn't listen to anything I had to say because I was a woman, I met with the head of the whole project after they damaged my building there wasn't anything I could do, I just could try and put a claim in against the company.

Moermond: Ms. Herbert, have you talked to an attorney about your circumstances?

Herbert: after I pay them, I'd still have to pay money out of my pocket.

Moermond: that may not be true, you could file a claim and include the cost of an attorney, the people who hit your building or who was doing the street, it may be worth exploring what kind of help you can get.

Herbert: I did all that. I had to put that aside. I'm just lucky the road is open now. I'll just fix it myself. People that age just aren't aware of everything that is into something, it is a lot of work, as you get older it gets harder to do it. I wish they could give me a break on the charges, it is not even my fault. I'm an innocent person. When it is a business, you're being boarded it looks really bad, the whole area looks bad like a slum. I think maybe I'll have to talk to the Council and see if they can help me.

Moermond: I'm going to get that police report and get some more information so we both have that, and then we can finish up on this and I'll have a recommendation. You can stop at Council if you're not ok with that recommendation. I have to look at

whether the boarding was reasonable.

Herbert: It happened earlier than 10 am, like 6 or 7, that's why I wasn't there. I can get a picture of it. If you drive past you can see it.

Moermond: we'll send the information, the second question I have is can you describe the warning to me, did you get any phone calls or anything about that morning?

Herbert: my husband called me and told me you better go to work, we're usually closed on Mondays, so I went down there and everything was done and boarded, and the cop was parked in front a block down. I talked to him and asked what happened and where the people were, he said everything was on the police report and their insurance is progressive. The person that hit the building, they only had \$10,000 in coverage for property damage.

Moermond: I really think you need an attorney, but I'll see what I can do. How did your husband find out?

Herbert: our neighbors called him.

Moermond: We'll follow up with you on April 21, we'll send the information by email and call you at this number on that Tuesday.

Laid Over to the Legislative Hearings due back on 4/21/2020

- 7 RLH TA 20-231** Ratifying the Appealed Special Tax Assessment for property at 678 SNELLING AVENUE NORTH. (File No. J2008E, Assessment No. 208307)

Sponsors: Jalali

Approve the assessment.

David Malanga, property manager, appeared via phone

Joe Yannarely: this is an excessive consumption of City services, it is due to 3 or more inspections in a 12 month period, November 6 and November 14, the previous inspection dates that generated this were September 25, 2019, October 30, 2019, the cost is \$279.

Malanga: so we owe \$279? We'll pay it. Tell me where to send it. I'm not going to argue over that much, this property is an anomaly for us. 99.9% of my property is in NYC, I have very few contacts in MN. I have one guy who inspects and does cleanup for the property, I've talked to Matt Dornfeld primarily, he's let me know what's been going on. If you're just telling me we owe that much, it is not an issue and we aren't arguing.

Moermond: this will go to Council May 20, because you aren't disputing, they will ratify it and you'll get an invoice within a couple of weeks of that hearing.

Malanga: sounds good.

Referred to the City Council due back on 5/20/2020

10:00 a.m. Hearings

- 9 **RLH TA 20-175** Ratifying the Appealed Special Tax Assessment for property at 499 LYNNHURST AVENUE WEST. (File No. J2014A, Assessment No. 208513)

Sponsors: Tolbert

Approve the assessment.

Matthew Brown, owner, appeared via phone

Staff report by Joe Yannarely: this was a snow removal order sent December 5, 2019, compliance date December 10, 2019, rechecked December 13 and found in noncompliance and work was done by parks December 17 for a total assessment of \$322.

Moermond: why are you appealing?

Brown: I didn't own the property during this time, I owned it the afternoon of the 17th. Can the bill go to the previous owner, or for me to get him to be liable? Since he was the owner?

Yannarely: notice was sent to McCormick.

Moermond: you guys closed in the afternoon and the City did the cleanup that morning. They are responsible for paying this; however it is up to you to hold them accountable. We can give you as much information as possible to help you with that, but the assessment goes with the property. They were legally obligated to disclose the orders to you, it sounds like they didn't do that. Did you work with a realtor or broker? I'd say your realtor should reach out to theirs and you have this information and attach it to the email and be up front about it. You have the video and orders, so that's as much evidence as we have to give you. I wish I could do more, but we're legally bound that we hold the owner at the time, but the assessment stays with property not the owner.

Referred to the City Council due back on 4/22/2020

- 10 **RLH TA 20-182** Ratifying the Appealed Special Tax Assessment for property at 1504 SUMMIT AVENUE. (File No. J2012A, Assessment No. 208511) (To be referred back to Legislative Hearing on April 7)

Sponsors: Tolbert

Reduce assessment from \$450 to \$350.

Brian Millberg, owner, appeared via phone

Staff report by Joe Yannarely: this was a Summary Abatement Order for a large wood piece in the alley, there were 2 issued both with a November 15 compliance date. Work was done on November 18 for a total assessment of \$450.

Moermond: looks like notifications both went to occupant and Brian Millberg and Laura J Millberg. Why are you appealing?

Millberg: I work with property services for the City of Minneapolis, the wood was there and we had moved so I didn't see the notice, I understand you picked it up ,but it was

one piece of wood liftable by one person, our typical rate is \$100, a disposal charge of \$30 to \$40 dollars, but this is outrageous for 1 piece of wood. It should be like \$250.

Moermond: there is a service charge tacked on.

Millberg: that wasn't on the assessment I got.

Moermond: I think it offers 3 lines in the letter, outlining the charges and the service charges and total. Do you have the letter with you?

Millberg: I don't, but I feel like that's an outrageous amount that took five mins of one person's time.

Moermond: yes, and I hear you, is it a charge that includes every confineable paper clip? Yes it is. You said you were in the process of moving? What was going on with that and the notices?

Millberg: the house was for sale, so we were going back to get the mail, we were in temporary housing so didn't change the address, I probably just missed the notice.

Moermond: do you still own it?

Millberg: no we paid the \$450 so we could close. We closed March 27.

Moermond: was the money escrowed?

Millberg: no, we just paid the \$450.

Moermond: so having paid it I'm in an awkward position here. Paying it is agreeing with it, you know. I get you don't, but you did pay it. And I'm looking at an assessment.

Millberg: I didn't have a choice, the sale wasn't going to go through unless I paid it.

Moermond: right. You're looking for what today exactly?

Millberg: I think it should be \$250.

MM: the letter that goes out to the owners, in the charges it says if the City corrects the nuisance the charges will include cost of reinspection plus expenses for abatement.

Millberg: even if this was the only run they did that day, which I doubt, it didn't even take an hour of their time.

Moermond: it would have been easier if you'd done it for sure. What I like to do, which isn't an option here, is do same or similar violations and decrease it, but you don't own the property anymore, so that isn't feasible here. I will recommend the council decreases this to \$350.00. I'll have to check to see if it is even possible to get a refund at this point. We'll talk to them and email you. I'm not sure how much latitude I have on this, if I do we'll go down \$100.

Referred to the City Council due back on 6/10/2020

Special Tax Assessments-ROLLS

- 11 RLH AR 20-60** Ratifying the assessments for Collection of Vacant Building Registration fees billed during February 5 to November 22, 2019. (File No. VB2008, Assessment No. 208807)
Sponsors: Brendmoen
Referred to the City Council due back on 5/20/2020
- 12 RLH AR 20-61** Ratifying the assessments for Securing and/or Emergency Boarding services during December 2019. (File No. J2008B, Assessment No. 208107)
Sponsors: Brendmoen
Referred to the City Council due back on 5/20/2020
- 13 RLH AR 20-62** Ratifying the assessments for Collection of Fire Certificate of Occupancy fees billed during October 14 to November 20, 2019. (File No. CRT2008, Assessment No. 208207)
Sponsors: Brendmoen
Referred to the City Council due back on 5/20/2020
- 14 RLH AR 20-63** Ratifying the assessments for Excessive Use of Inspection or Abatement services billed during October 22 to November 21, 2019. (File No. J2008E, Assessment No. 208307)
Sponsors: Brendmoen
Referred to the City Council due back on 5/20/2020
- 15 RLH AR 20-64** Ratifying the assessments for Towing of Abandoned Vehicle(s) services during August to December 2019. (File No. J2003V, Assessment No. 208002)
Sponsors: Brendmoen
Referred to the City Council due back on 5/20/2020
- 16 RLH AR 20-65** Ratifying the assessments for Tree Removal service from January 2019 at 1425 6th St E. (File No. 2005T, Assessment No. 209004)
Sponsors: Brendmoen
Referred to the City Council due back on 5/20/2020

11:00 a.m. Hearings

Correction Orders

17 RLH CO 20-6

Appeal of Samantha Larson & Jay Sigvertsen, Dayton's Bluff Neighborhood Housing Services, on behalf of Alina Cruz to a Correction Order at 1818 FIFTH STREET EAST.

Sponsors: Prince

Grant an extension for compliance to July 1, 2020 (contingent upon fixing hardwired smoke detectors and CO2 by April 21 and ceasing use of basement kitchen, bathroom and sleeping rooms immediately).

*Jay Sigvertsen, Dayton's Bluff Neighborhood Housing Services, appeared via phone
Samantha Larson, Dayton's Bluff Neighborhood Housing Services, appeared via phone
Maria Baez o/b/o Alina Cruz, sister of owner, appeared via phone*

Moermond: orders were written, but it became owner occupied, so orders were transferred to code enforcement, and we have Sean Westenhofer on the line. In the past we've worked on this and Dayton's Bluff and NHS is working on this and Ms. Larson's letter indicates the office is closed at least through April 10 and can't complete the home improvement loan at least through that time. What needs to be done to complete it, what are those circumstances?

Sigvertsen: I inspected the property last week, before we closed down, I am the rehab advisor for Dayton's Bluff. I talked to Anthony Suero, and told him that I thought the best thing to do would be to gut the basement and make the necessary changes to the plumbing and electrical to make them safe, not to add the bathroom or any kitchen set up, and not to have an egress window installed with the understanding no one can sleep down there. If we try to make all these changes at once, we're going to have to do a lead risk assessment if we use CDGG money, so I told him to keep things as inexpensive as possible while still satisfying the code requirements. We should just do the demo and make the repairs.

Moermond: by virtue of only taking out stuff that shouldn't have been put in, that wouldn't require a lead assessment?

Sigvertsen: if we can keep it under \$5,000, we can avoid that.

Moermond: who is processing the loan?

Larson: I am.

Moermond: what's timing on your end?

Larson: I've gotten the underwriting portion done, once we have final numbers I can send out new disclosures and then we have to wait 3 business days, and then I can send it out, and then 3 additional days before work can start, so basically a week in there.

Sigvertsen: I need to have at least two bids for the work, so I need a scope of work and get that sent out to contractors.

Moermond: what time does that need?

Sigvertsen: it can be done pretty quickly, so, let's say I get it out this week, then I give them another week to get me bids back, providing that contractors are working, we can go from there. My work is going to take about two weeks.

Moermond: so, what I'm hearing is the scope of work can be done this week, the bids next week hopefully, but it may be prudent to put a cushion in there because of the unknowns right now. I'm tempted to say three weeks to get bids, would that do the trick?

Sigvertsen: I think that's possible, yes.

Moermond: we'll go three weeks on the bids, and two weeks on the loan, the work is estimated to be two weeks, so let's double that to four weeks, that puts us nine or ten weeks into the future, so let's say July 1? Does that work?

Sigvertsen and Larson: yes

Moermond: Mr. Westenhofer, what are your concerns? It seems like no one lives downstairs, use the shower or kitchen facilities.

Westenhofer: at the last fire inspection there was a smoke detector not working, has that been fixed yet?

Baez: that can be done any time. '

Moermond: it says hardwired smoke detectors on main floor, basement, need to be fixed inside the house. Does that need a permit?

Westenhofer: an owner can do that unless they have to replace the wire.

Moermond: I'm going to condition that that gets taken care of within 2 weeks. That has to be done, and the other condition is no using the basement, kitchen, bathroom or sleeping in the basement.

Baez: they can still use the main floor right?

Moermond: yes, that's the idea.

Baez: and she doesn't need to be out of the house to do the work?

Sigvertsen: no, it shouldn't require her to leave. Regarding the smoke detectors, if we find they aren't properly installed or the wiring doesn't work, can it be replaced with battery operated detectors?

Westenhofer: the code just requires them to be working, battery backup or plugged in.

Moermond: we'll put this together for Council and you'll get a letter confirming this, also sent to Mr. Suero. In the past he said he'll explain to his mother due to second language, do you want the letter translated?

Baez: we'll translate it, that's fine.

Referred to the City Council due back on 4/22/2020

2:30 p.m. Hearings

Vacant Building Registrations

- 18 RLH VBR
20-25** Appeal of Jay Nord, Singular Development Corporation, to a Vacant Building Registration Fee at 718 ORANGE AVENUE EAST.
- Sponsors:** Yang
- Waive the VB fee for 90 days (to June 19, 2020)*
- Jay Nord, owner, appeared via Phone*
- Staff report from Matt Dornfeld: Vacant Building file opened March 19, 2009, currently a Category 3, rehab is ongoing and 80% completed according to appellant. Went to council on November 6, 2019 and was granted 180 days. That deadline is coming up. It is my understanding that we're here to discuss the annual Vacant Building fee that was due March 19, 2020.*
- Nord: we are in the final states of getting our last permits approved, we're just down to plumbing and electrical. Mechanical has been closed. The only part of the project remaining is the landscaping that was either too muddy or frozen to tackle. A little dirt to move around outside, slope issues that were on the code compliance. It hasn't been an easy project, but has gone relatively according to schedule. We are hoping to find the new owner/occupant by May 1.*
- Moermond: the bill is from the anniversary date to the next year, so 2020 to 2021. It makes sense to do a 90 fee waiver on this, during that time, you are expecting to be done, we also have a follow up hearing in May to see if it is done, and if we need to add time at that point we can talk about it. A 90 day waiver would take you to June 19, sounds like it would do the trick for you.*
- Nord: I've never really understood the signal that turns off the Vacant Building status.*
- Moermond: you need your code compliance certificate.*
- Nord: we should have that with ease prior to the May 15 date.*
- Moermond: as soon as you have that you're out of the Vacant Building program.*
- Referred to the City Council due back on 4/22/2020**
- 19 RLH VBR
20-24** Appeal of Hassan Mohamud to a Vacant Building Registration Requirement at 489 SHERBURNE AVENUE.
- Sponsors:** Thao
- Waive the VB fee for 120 days (to July 15, 2020)*
- Dr. Hassan Mohamud, owner, appeared*
- Staff report by Matt Dornfeld: it was made a Category 2 vacant building March 19, 2018, converted to a Category 3 and went in front of Council where it was granted 180 days to complete rehab on January 15, 2020, that leaves a compliance date of June*

15, 2020. We're here to discuss the Vacant Building registration fee.

Moermond: your letter is here; will you restate what you're looking for here?

Mohamud: my financial situation, I got a rehabilitation investment from my investor and he is a friend of mine, and what we agreed on, it was part of the contract and that was to cover everything. Things came up and he said he doesn't like surprises, later on there were some expenses and one issue was more than \$3,000, and another \$1,500. That's the number one reason I'm asking, since until now I told Councilmembers I need financial help, any grants to help, but they told me there wasn't anything available. So, the second reason is besides the financial burden, I was expecting the City to help me not to burden me further, so any capacity to waive the whole fee, in support of the City showing their support of me. Due to the Caronavirus workers won't come out to the house, so that also pushed back the construction plan. I'm supposed to start payment April back to the investor, I apologized and submitted half of the payment to show I'm committed, so that's another burden. The Coronavirus affected the life of everyone, I have three jobs, all three reduced hours due to the virus. I'm requesting you to waive.

Moermond: a couple of comments, the hard comment is the City council approved a six month grant of time, on the plans you brought forward that you had adequate financing to do the project, if you're telling me now you don't have adequate financing to do it I'm a bit concerned.

Mohamud: I didn't say that.

Moermond: you're saying there was unexpected expenses, and the City didn't give you money.

Mohamud: there was enough money but they found additional costs and I accepted because there is no way I can go back to the investor. We are humans who make mistakes.

Moermond: what is your current plan on finishing?

Mohamud: was supposed to be finished this month.

Moermond: so probably a month or two later due to Covid?

Mohamud: yeah, we don't know. They are committed to finish, I'm also committed to the rest of the amount to them, once at the end of the construction, and then the house is ready. The construction lead told me last week they can't work.

Moermond: normally in your kind of circumstances I'd do a 90 day fee waiver, which would mean if you can finish in 90 days you won't need to pay a fee at all, but since the anniversary date was March 18, it would take you to June 18, which is getting close to July when your project is supposed to be done. So, I'm going to say let's put a 4 month waiver in place to July 15, 2020, there will be no vacant building fee. If you cannot finish it by then, I'm happy to look at prorating it if you can get it done less than 6 months.

Mohamud: that is fair.

Moermond: so a 4 month waiver on the fee, when I check to see if this is done in July we'll also check on this and hopefully it will all be taken care of.

Referred to the City Council due back on 4/22/2020

Due to COVID-19 Health pandemic, these hearings will be held by telephone or other electronic means.