



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Meeting Minutes - Action Only

### Legislative Hearings

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

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Tuesday, August 11, 2020

9:00 AM

Via Telephone

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### 9:00 a.m. Hearings

#### Remove/Repair Orders

- 1 [RLH RR 20-13](#) Ordering the rehabilitation or razing and removal of the structures at 134 ELIZABETH STREET EAST within fifteen (15) days after the April 8, 2020 City Council public hearing. (To be referred back to Legislative Hearing on April 21)

**Sponsors:** Noecker

*Layover to August 25 for evidence of at least \$17,000 more in funds, along with an affidavit dedicating the funds available for the project and bids from heating and electrical subcontractors, update and resubmit work plan with start dates.*

*134 Elizabeth Street East*

*Charnel Hudson is on the phone line.*

*Robert Ross is on the phone line.*

*Marcia Moermond: We will be talking about the proposed order to remove or repair. I'm going to ask Joe Yannarely to update the record. I understand there has been communication with Mai Vang. I have documents in front of me.*

*Ross: I didn't know this was going to take place. I am at a jobsite. I'm at work right now, but let's go.*

*Joe Yannarely: By today's date, several things were to be done: provide a sworn construction statement or work plan with schedule for the rehabilitation, including subcontractor bids, in accordance with the Code Compliance Inspection Report; provide a revised financial documentation to show the amount of funds be put into one account, along with an affidavit dedicating the funds for the project.*

*Moermond: I have two issues and I don't think you will be surprised. The first thing is we don't have subcontractor bids. I have seen remove and repair for years, and we get real solid bids from the subs. I was really surprised that the subs would not give you a bid besides a huge range. I'm not going to recommend the time is granted based on no bid. Because I am looking at the money that is available to pay for the project that Ms. Hudson showed me--\$46,900 and change—the work plan that you provided is you*

are estimating the cost at \$45,193. There is barely \$2,000 to cover the cost of the 2 bids that we don't even have right now. She doesn't have the money to do the project based on what I have in front of me.

Hudson: How much money do you need for me to have? I can get the money. I have no problem with that at all.

Moermond: I don't have anything in writing from these contractors.

Ross: I sent you the e-mail. I called back and spoke to both contractors. They can range from 2 to 10,000. The problem is the items on the scope work, you can't tell what is in there. The whole house could end up being rewired. He doesn't know. It takes time to go in there to trace those wires to figure out where they go. He doesn't want to charge us a certain amount and then he goes there to do it and it's a different amount. He's not sure. He went over the same conversation yesterday.

Moermond: I've looked at contractor bids for many years, and they have been able to nail down a cost, whether to completely replace the system or repairing what is there.

Ross: He told me \$12,000 to rewire the whole house, but he is not sure. He said it could take a day or 3, 4, 5 days. He said he charges \$81 an hour for two guys to be there. He said that you can have the lady call me.

Moermond: We sent a letter to you and Ms. Hudson. I'm not going to accept that you were not informed.

Ross: I got an e-mail and I never received a letter.

Moermond: Ms. Vang will forward that letter. Even if it's going to be \$10,000 to do the work, I would like to see a written bid so I know you have a contractor lined up, and they have given you that range in dollars. If it's \$10,000 for electrician and \$7500 for the HVAC, then you need to show me \$17,000 more than what you have. I need to see something in writing from the contractor saying literally that they have that range for potential expenses. Let's add in \$75,000 for avail funds. Then I'll say let's do the rehab.

Ross: Give me 2 days, let me talk to them, and get something on paper. I will check back with Standard Heating again to see if they can give me something on paper.

Moermond: That would be fantastic. If they are telling you a range, they can put that down in a bid. Ms. Hudson, we'll wait to see the additional funds you have available. When this is put together, I am happy to put this in front of City Council to give you time to get this done. Mr. Ross, you said it will take you a few days. Let's call it a week. Ms. Hudson, how long do you need?

Hudson: Can you give me two weeks?

Moermond: I sure can. I will look at this one more time on August 25. I would like to put in front of City Council on the 2nd so you have plenty of the current construction season to do the work before it gets cold. September 2, we will have the public hearing. At that time, I would like to recommend you get 180 days grant of time. That's what you came here for. We will send a letter confirming this. I think we are super close to locking this in. Thank you. We'll talk soon.

*Mai Vang: Do we need an affidavit from her?*

*Moermond: Yes. Let's make it the previous Friday.*

**Laid Over to the Legislative Hearings due back on 8/25/2020**

**2**      [RLH RR 20-23](#)

Ordering the rehabilitation or razing and removal of the structures at 1915 IVY AVENUE EAST within fifteen (15) days after the July 8, 2020 City Council public hearing. (To be referred back to Legislative Hearing on July 28)

**Sponsors:**      Yang

*Layover to August 25 for: 1) evidence of financial documentation for half of the estimated cost (\$100,000) to rehab the project, noting that owner will need to demonstrate availability of all funds before getting approval for grant of time), 2) along with an affidavit dedicating the funds for the rehab, 3) submit preliminary work plan and bids and 4) property must continue to be maintained.*

*1915 Ivy Avenue East*

*Monica Anderson is on the phone line.*

*(Michael Hulke's voice mail came on.)*

*Moermond: Where have we left things?*

*Joe Yannarely: By today's date, they were to 1) provide a detailed work plan, with timelines, or sworn construction statement for completing the work in accordance with the Code Compliance Inspection Report; 2) provide bids from a general contractor and subcontractors; and 3) provide financial documentation indicating you have the amount required for this rehabilitation; this could be a construction loan, a line of credit or a bank statement which demonstrates that you have the financial means to complete the project. If using a bank statement, an affidavit is required indicating the specific amount for this project.*

*Moermond: Your e-mail was concerning. It sounded like you haven't talked to any contractors.*

*Anderson: We are looking for contractors. Because I don't do things, I don't know where to start looking for them. I don't want to pick someone without finding out more about them. In 2 weeks period of time, the financing is not going to be an issue. It's getting the right contractor lined up so we can move forward with doing this. I work full time. It's hard to track down contractors.*

*Moermond: Have you talked to anybody?*

*Anderson: One person. That was through a company who was going to purchase the property and flip it.*

*Moermond: It's not hard to find contractors. In terms of finding if someone is licensed, the State of Minnesota is the best place to look. You asked if the City can provide you with a list of contractors. That would be inappropriate. The City has no preference of who does work for you. It is all about if the work is done correctly. Has*

*Hulke got experience with contractors?*

*Anderson: I don't believe so. He needs someone that is licensed. Correct?*

*Moermond: Of course. They can't pull a permit unless they are licensed to do the work.*

*Yannarely: Angie's List is a popular forum if you are looking to research people.*

*Moermond: I'm concerned that you don't know how to approach this project, which is saying you don't know how to execute this project. You do need to find contractors and you need to do it much more quickly. You seem to be at sea on how to approach it. The contractors should be making it easier for you by looking at the code compliance report, looking at the house, and giving you a bid in a reasonable amount of time. This is not something new. You say you have the financing to do the project.*

*Anderson: There are assets available. We have a trust.*

*Moermond: I don't have any bids from you to know how much this will cost. Based on experience, the inspectors say this is going to cost \$100,000 or more. I need to see you demonstrate the financing. That would be half of what I have asked for. The other half would be the contractor bids.*

*Anderson: We can send that to you. I'll figure that out. I'll get something to you.*

*Moermond: There are general contractors out there. Ask friends. This property has been vacant for 8 years. I'm don't want to dawdle on it. You need to show up and do the learning here. I'll put 2 weeks on this. I'd like to see the financing and a couple of bids. Keep the property in good order. Once we see the financing, we will ask you to sign an affidavit that you will dedicate these funds to do the work. We will talk in 2 weeks.*

**Laid Over to the Legislative Hearings due back on 8/25/2020**

**3**      [RLH RR 20-24](#)

Ordering the rehabilitation or razing and removal of the structures at 657 SHERBURNE AVENUE within fifteen (15) days after the July 8, 2020 City Council public hearing.

**Sponsors:**      Thao

*Layover to August 25 for City trade inspectors to complete the inspections to generate a completed code compliance report.*

**Laid Over to the Legislative Hearings due back on 8/25/2020**

**4**      **RLH RR 20-27**

Ordering the rehabilitation or razing and removal of the structures at 1064 BUSH AVENUE within fifteen (15) days after the September 9, 2020, City Council Public Hearing.

**Sponsors:**      Prince

*Unable to reach owner twice. Legislative hearing officer left messages and recommended the building be removed within 15 days with no option for repair.*

1064 Bush Avenue

*(Calls made twice, 30 minutes between the calls, voice mail came on both times.)*

*Marcia Moermond: I'm calling again about the order. We will send you a follow-up letter. Lacking any plans to rehab the building, I will recommend the building be demolished. I will explain that in the letter. Removal in 15 days with no option for rehab.*

**Referred to the City Council due back on 9/9/2020**

## 10:00 a.m. Hearings

- 5 [RLH RR 20-16](#) Making finding on the appealed substantial abatement ordered for 530 GERANIUM AVENUE EAST in Council File RLH RR 20-5.

**Sponsors:** Brendmoen

*Layover to August 25 so permits can be finalized. If the work is not completed, there will be an additional \$5,000 performance deposit required.*

530 Geranium Avenue East

*Abdi Omar is in the hearing room.*

*Luul Omar is on the phone line.*

*Marcia Moermond: Get attorney on the line?*

*Luul: No, I can do that.*

*Moermond: Representing yourself?*

*Luul: Yes.*

*Moermond: This is a follow-up hearing to complete the rehab. The Council ordered the property removed. Six to eight weeks after that, the Council granted 6 months for the work to be done. The work was not done in January, so at the 6 months point it was not done. The building official and staff indicated you were 75% done in January. Mr. Yannarely, you have a current report. I received a report that Bruhn indicated that there was no progress. It was still 75% complete. There were no calls from trades inspections. We are a year in, and things have come to a dead stop. What is going on?*

*Luul: Can he explain?*

*Abdi: We are waiting for the inspection. Electrical is done. Electrical and plumbing and general. We are just waiting. With Corona, I have had a hard time getting people to work.*

*Moermond: Vacant properties are the ones they want to work in because there aren't people.*

*Abdi: We are just waiting for the inspection. Pretty much, the work has been done.*

*Moermond: Electrical person pulled the permit yesterday.*

Abdi: *He already did the work.*

Moermond: *Actually that's the first thing he should do. The plumbing?*

Abdi: *The plumbing is done. The inspector came out and said he needs to come out one more time. The water was off. He needs to come back when the water is back on.*

Moermond: *The building things are done?*

Abdi: *I need to call Nathan and have him look at it. He said we need plumbing and electrical to inspect it. I had a lot of problems with that process and the contractors. I paid him \$5,000 to do the job, and he never came back. Three appointments. They said they wanted more money. I said I wasn't going to pay more than that. I'm going to ask them just to get it inspected and to get it signed off.*

Moermond: *I'm going to continue this for 2 weeks. I'll look at this again on August 25. At that point, if you do not have your permits finalized, I'm going to tell the City Council they need to require another \$5,000 performance deposit from you. I could ask them to grab the \$5,000 already posted because you didn't do the work in time, but I'm not going to ask them to take away the first \$5,000. If you can get that work done, we will close the file and be good. Get those inspectors called immediately and explain to them that you are in hearings, and you have to get this done. Ms. Omar, do you understand?*

Luul: *Yes.*

Abdi: *Can you give me 3 weeks?*

Moermond: *Why 3? You said it is all done?*

Abdi: *I want to make sure everything is clear.*

Moermond: *No. I conduct these hearings every 2 weeks. I think you can get it done if you say it's already done. Two weeks it is. My other choice is 4 weeks, and in 4 weeks time it should be in front of the City Council. We've spun our wheels on this enough. Let's get these books closed, let's get those permits finalized, and let's get these things done. Once you get your certificate of code compliance, your sister can apply to get the performance deposit back again.*

Mai Vang: *Your number?*

Abdi: *(Gave his number)*

**Laid Over to the Legislative Hearings due back on 8/25/2020**

**6 RLH RR 20-17**

Making finding on the appealed substantial abatement ordered for 957 PROSPERITY AVENUE in Council Files RLH RR 19-19 and RLH RR 20-12.

**Sponsors:** Yang

*Nuisance is abated and the matter is resolved.*

*957 Prosperity Avenue*

Marcia Moermond: They got their code compliance certificate.

Joe Yannarely: Yes, March 23, 2020.

Moermond: Got their certificate. We can change the resolution that the nuisance was abated and the matter is resolved.

**Referred to the City Council due back on 8/26/2020**

### 11:00 a.m. Hearings

#### Summary Abatement Orders

- 7 [RLH SAO 20-15](#) Appeal of Joe Sansotta to a Summary Abatement Order at 400 HATCH AVENUE.
- Sponsors:** Brendmoen
- Rescheduled to August 18 per owner's request.*
- 400 Hatch Avenue
- Joe Sansotta is on the phone line.
- Sansotta: I have an inner ear infection. I'm in a clinic right now because of the inner ear infection.
- Marcia Moermond: Should we reschedule this for a week out?
- Sansotta: Yes.
- Moermond: We will talk in a week.
- Laid Over to the Legislative Hearings due back on 8/18/2020**
- 8 **RLH SAO 20-16** Appeal of Susan Bertrand and Anthony Gulden to a Summary Abatement Order at 31 KIPLING STREET.
- Sponsors:** Prince
- Grant to September 8, 2020 for compliance with the Summary Abatement Order.*
- Referred to the City Council due back on 8/26/2020**
- 9 **RLH SAO 20-17** Appeal of Joan R. Simpson to a Notice to Cut Tall Grass and/or Weeds at 1953 STILLWATER AVENUE.
- Sponsors:** Prince
- Grant to August 24, 2020 to trim plants to 18 to 24 inches within 15 ft of the intersection and plants between 15 and 30 ft of the intersection may be 36 inches in height. Full compliance with codes next year, all plants within 30 ft of the intersection should be 18 inches or less.*

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Referred to the City Council due back on 8/26/2020

### Correction Orders

### 11:30 a.m. Hearings

#### Orders To Vacate, Condemnations and Revocations

- 10 [RLH VO 20-33](#) Appeal of Ruby Nguyen to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 777 SIXTH STREET EAST.

**Sponsors:** Prince

*Inspection to occur on August 20 @ 2 pm for the following items to come into compliance:*

*1, 2, 4, 9, 11, 12, 16, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 30, 2nd part of 31, 36, 37, 38, 41, 43, 44, 2nd part of 45. If corrections need to made, will discuss on August 25, 2020 @ 11:30 a.m. hearing.*

*Grant to September 11, 2020 for the following items:*

*7, 8, 10, 14, 17, 33, 42, 1st part of 45*

*Grant to November 1, 2020 for the following items:*

*3, 5, 6, 13, 15, 26, 29, first part of 31, 32, 34, 35, 39, 40*

**Laid Over to the Legislative Hearings due back on 8/25/2020**

- 11 [RLH VO 20-36](#) Appeal of Carolyn Brown, Community Stabilization Project, and Shai Leibovich to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 1017 REANEY AVENUE.

**Sponsors:** Prince

*Recommendation is forthcoming, inspection to occur prior to hearing on August 25th.*

**Laid Over to the Legislative Hearings due back on 8/25/2020**

### 1:30 p.m. Hearings

#### Fire Certificates of Occupancy

- 12 [RLH FCO 20-102](#) Appeal of Gaoly Yang to a Reinspection Fire Certificate of Occupancy With Deficiencies at 956 RUSSELL STREET.

**Sponsors:** Yang

*DSI withdrew the order.*

**Withdrawn**

### 2:30 p.m. Hearings



**Vacant Building Registrations**

- 13 RLH VBR  
20-54** Appeal of Carolyn Brown, Community Stabilization Project, and Shai Leibovich, to a Vacant Building Registration Notice at 887 LAWSON AVENUE EAST.
- Sponsors:** Yang
- Grant the appeal on the vacant building registration; grant to September 4, 2020 for exterior items and grant to September 18, 2020 for compliance with the interior items. Revocation of Fire Certificate of Occupancy remain in place. Failure to comply with the deadlines, must vacate by November 1, 2020.*
- Referred to the City Council due back on 8/26/2020**
- 14 RLH VBR  
20-50** Appeal of Robert Clapp, on behalf of 700 Minnehaha LLC, to a Vacant Building Registration Fee at 700 MINNEHAHA AVENUE EAST.
- Sponsors:** Prince
- Deny the appeal.*
- Referred to the City Council due back on 8/26/2020**
- 15 RLH VBR  
20-53** Appeal of Blong Yang to a Vacant Building Registration Renewal Notice at 1033 REANEY AVENUE.
- Sponsors:** Prince
- Waive the VB fee for 90 days to November 15, 2020.*
- Referred to the City Council due back on 8/26/2020**
- 16 RLH VBR  
20-52** Appeal of Robert Rockstroh to a Vacant Building Registration Fee Warning Letter at 718 SIXTH STREET EAST.
- Sponsors:** Prince
- Waive the VB fee for 90 days to September 24, 2020.*
- Referred to the City Council due back on 8/26/2020**

**3:00 p.m. Hearings****Special Tax Assessments-Garbage**

- 17 RLH TA 20-513** Ratifying the Appealed Special Tax Assessment for property at 706 BLAIR AVENUE. (File No. CG2002E3, Assessment No. 200138)
- Sponsors:** Thao
- Approve the assessment.*

**Referred to the City Council due back on 9/2/2020**

- 18 RLH TA 20-529** Ratifying the Appealed Special Tax Assessment for property at 1399 MINNEHAHA AVE WEST. (File No. CG2002C3, Assessment No. 200130)

Sponsors: Jalali

*Reduce from \$77.36 to \$47.09.*

**Referred to the City Council due back on 8/26/2020**

- 19 RLH TA 20-512** Ratifying the Appealed Special Tax Assessment for property at 887 SELBY AVENUE. (File No. CG2001A1-1, Assessment No. 200148)

Sponsors: Thao

*Forthcoming. (Legislative Hearing Officer recommends approval)*

**Referred to the City Council**

- 20 RLH TA 20-515** Ratifying the Appealed Special Tax Assessment for property at 887 SELBY AVENUE. (File No. CG2002A1, Assessment No. 200123)

Sponsors: Thao

*Forthcoming. (Legislative Hearing Officer recommends approval)*

**Referred to the City Council due back on 8/26/2020**

- 21 RLH TA 20-528** Ratifying the Appealed Special Tax Assessment for property at 665 VIRGINIA STREET. (File No. CG2002E3, Assessment No. 200138)

Sponsors: Thao

*Forthcoming.*

**Referred to the City Council due back on 9/2/2020**