



Minutes - Final

Legislative Hearings

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Tuesday, January 26, 2021

9:00 AM

Remote Hearing

9:00 a.m. Hearings

Remove/Repair Orders

- 1 [RLH RR 20-44](#) Ordering the rehabilitation or razing and removal of the structures at 854 EDMUND AVENUE within fifteen (15) days after the December 2, 2020, City Council Public Hearing. (To be referred back to January 26 2021 Legislative Hearing)

Sponsors: Thao

Layover to LH February 9, 2021 at 9 am. By close of business February 8, 2021 PO must submit evidence of financing, affidavit dedicating funds to the project, and work plan/sworn construction statement and schedule for completing the project or recommendation will be to remove the building within 15 days. (CPH Feb 10, 20201)

Susie Thill, owner, appeared via phone

Moermond: we are following up on the proposed order to remove or repair this property. We did receive an email from you, I'd like Mr. Magner to update the record and then we will talk about where you're at with the project.

Magner: a letter was sent Jan 15 confirming January 13 it was referred back to Legislative Hearing today for the following conditions: a work plan, sworn construction statement including bids and a schedule, property must continue to be maintained. If these conditions are met you will have until close of business February 9 to submit evidence of financing. If these conditions are not met then at the February 10 city council meeting you will recommend removal.

Moermond: Satin Touch, Inc. seems to be a general contractor who is hiring subs for the trade work. It looks like they have been through but not yet generated a bid. They indicated they just learned you needed this information to the City. I'm not sure if that's you not communicating or an in-house problem. I don't see any financing. They're saying they can have the project bid to you. What's going on?

Thill: I have had 3 people look at it, I went with this company. They had a bunch of contractors come in, they have some bids, they are having some things rebid. He said what he would send wouldn't be a final bid. They were aware of this meeting. They told me it would take a week, and then when I talked to him this weekend I told them I had

this meeting and didn't want to go empty handed. Then he sent me that letter. He seems to think the time I've been given from the 14th to now isn't enough time due to the condition on the home. I gave him the rundown of what's been happening.

Moermond: and I'm reflecting back to you, we started talking October 27 and you've had the code compliance inspection report in your hands since December 2. If he hasn't had a ton of time that's not on the City. While I hear what he's saying, I want to say that isn't us giving you enough time. That's you not taking action. You've said you've been busy and out of town. I get that, but that's what happens. So here we are now. If they can put together a bid the first week of February it can still be before Council on the 10th. Then I can look it over on the 9th. I can live with that. We'd need the same things, subcontractor bids and so on. Looking at the financing, last time you said you had a cousin going in on this with you? Where is that at?

Thill: we haven't looked yet because we are waiting for the bid. My cousins are homeowners who have already talked the bank about options. We're just waiting for the bids.

Moermond: and you haven't inquired about a range of money being available or what that would be involved? Nothing there?

Thill: no. I don't know if she has, but I don't think so.

Moermond: I guess it would be very much in your interest to work backwards from February 9 when we'll talk again to today and find out what kind of timeline the financial institution would need to review this. We're hanging out here without a number or any money. That needs to be handled, and it hasn't been. This isn't building my confidence about getting this executed. I would say you want to be on top of talking to the financial institutions about this and getting a number from your contractor. Talking general numbers you need to know process, have the paperwork filled out and bid ready to be attached. If they need two bids then you have to do that too. This is a planning thing that should have happened already and needs to happen now. This will go to Council February 10 and my recommendation is hanging on your ability to pull this together. We need the pieces pulled together. Would you like us to copy your cousin or contractor on the follow up correspondence?

Thill: maybe the contractor. My cousin knows everything.

Moermond: I see you're working with Chad Lange and John Zum. We'll copy both of them on the follow up correspondence then.

Laid Over to the City Council due back on 2/10/2021

2 [RLH RR 20-51](#)

Ordering the rehabilitation or razing and removal of the structures at 1629 HARTFORD AVENUE within fifteen (15) days after the January 13, 2021, City Council Public Hearing. (To be referred back to January 26, 2021 Legislative Hearing)

Sponsors: Tolbert

Layover to LH February 9, 2021 at 9 am. By close of business February 8, 2021 PO must submit evidence of financing, affidavit dedicating funds to the project, and work plan/sworn construction statement and schedule for completing the project. (CPH February 17, 2021)

Michael Sauer, attorney Wilford, Geske & Cook o/b/o Lima One Capital, appeared via phone

Margaret Corneille, neighbor, appeared via phone

Staff update by Manager Steve Magner: a letter was sent December 11, 2020 stating the Council refer this back to Legislative Hearing today for further discussion. On February 9 the following conditions must be met: evidence of financing, affidavit dedicating the funds to the project, work plan, and the property must continue to be maintained. Samples were enclosed.

Moermond: where is your client at with this?

Sauer: the last issue is the one we talked about last time, the roof height issue. The cost and determining what the height is versus what is approved by Zoning. What information can you give to what height the City believes the roof height sits at? The drone measurements aren't as accurate as they need to be. They wanted me to ask if the City has taken measurements and it is out of compliance or if they're working off the plans that had been submitted.

Magner: I sent an email to Ubl confirming on our phone call. It would be helpful for Nathan to give us a determination of roof height so we can respond to the Legislative Hearing Officer's request for information. The permit was issued January 2, 2019 with a change to the plans after the BZA denied the 24-foot height. Is the new roof and side yard setback and second floor eaves an issue anymore? We believe the mortgage company will be asking to finish the construction as is. Nathan Bruhn's response to me and Mr. Ubl was: at the time of my code compliance inspection the roof had not changed. It was at 24 feet 8 inches I don't believe any work has been done since; no permits have been pulled. Nathan Bruhn believes the roof is at 24 foot 8 inches and the BZA denied the 24-foot 5-inch height.

Sauer: I pulled the permit applications and Larry Solderhome on December 18, 2018 and it says too high and it is crossed out and says, "okayed at 22 feet." They're telling me the drones aren't working as well as they should be. I believe their take is that because the elevation and design have changed, removing the dormers, and worked out to be 22 feet. The question is whether the City actually measured or are they going off design. That's what they're asking me. Are you going off an old plan, or is it actually measured? Before they spend tens of thousands dollars to cut the roof down we're all talking about the same numbers.

Magner: I can't answer that question. You or the contractor needs to have that conversation with Nathan Bruhn. That correspondence I had with him was November 23, 2020.

Moermond: so Nathan concluded it was 24 feet 8 inches and we don't know if he laser measured or something else.

Magner: also take into consideration that there are different points of where they actually measure depending on how code is written. I don't know if it is the top peak of the gable or the mean, which is usually the way it is measured. The building codes will reference a roof height which is the mean point of the gable measured at the standard finished grade. So the roof could be taller and meet the code. So maybe the design specialist should have a full conversation with Nathan. Whatever that height is marked is what they have to base their plans off, unless they can show something has changed with the surrounding grade.

Sauer: I have the revised architect drawing and this drawing the ridge is at 21 feet 4 inches and has the redesigned elevation. Sounds like I need to call Nathan. Does Larry work for Nathan?

Magner: he's a retired City zoning employee. He reviewed the plans after the BZA denial so they could get their permit. Saying we can issue the permit because the new plans say it will be under the 22 feet. I don't know if that's what they actually built it too. I think they built it to something different which is why we have that 24 feet 8 inches filtering out there.

Sauer: understood.

Magner: normally this would be done with a grade rod, you'd take a 30-foot rod and extend up and get it within a half inch of measurement.

Sauer: I have acknowledged that it is their responsibility, not the City, I just want to make sure what the City was working from. I'll talk to Nathan. Right now it is about \$226,000, but another \$20,000 plus if we have to do the roof which is why we're really trying to figure out if it is going to be done or not.

Moermond: there is a December 29, 2020 email from me to Mr. Ubl: according to testimony the contractor originally doing the work exceeded the height allowed and the variance from the BZA. I've committed to reviewing the work plan scheduling and financing but it is outside my arena to review the trade permits. We'd like an onsite measurement for compliance, which has been reported by the neighbors. So you can't lock in those plans until you get a clear answer on the roof. That is totally understandable. It sounds like you're teed up and ready to go. Any questions?

Sauer: my recommendation to the client is if we can't get a definitive answer to include it and pull it back out later. That way we can get everything else going and meet the deadline.

Moermond: that sounds great. I'm going to send this to Public Hearing on Wednesday, February 17 and we'll review your plans on February 9th. I anticipate we can put it to bed then. The Council Public Hearing occurs at 3:30 on Wednesdays. If the recommendation is to give a grant of time there is no need for anyone to testify. The concerns from the neighbors aren't ones the Council has authority over and there is testimony already in the record. We'll talk February 9 at 9 am to go through the last of the plans.

Corneille: I just want to clarify one thing; the February 9 hearing is similar to today's? And then the 17 is the public hearing with Council?

Moermond: correct.

Corneille: I just wanted to add on behalf of the neighbors, and I've already communicated this with Mr. Sauer about this. The Lima folks haven't been taking care of the snow on the sidewalk. If he could see to that the neighbors would be very happy.

Moermond: we always look for that to happen, especially during this process. Magner, what is the City code as it relates to snow after a snowfall?

Magner: 24 hours from when it stops snowing it must be cleared. If it stops snowing at

9 am, then by 9 am the next day the sidewalks should be clear. If they aren't done they are in violation of the ordinance.

Moermond: and it sounds like that has been taken care of Mr. Sauer?

Sauer: I forwarded that information to my client last night. I advent talked to them in person yet but it is in the works.

Laid Over to the Legislative Hearings due back on 2/9/2021

- 3 [RLH RR 20-22](#) Ordering the rehabilitation or razing and removal of the structures at 678 SNELLING AVENUE NORTH within fifteen (15) days after the May 27, 2020 City Council public hearing. (To be referred back to January 26, 2021 if conditions are met)

Sponsors: Jalali

Layover to LH March 9, 2021 at 9 am for update and further discussion. PO to have decision made on rehab or removal of the building done with an update to staff by close of business Friday, March 5, 2021. Additionally, by Tuesday, February 9, 2021 PO to address nuisance conditions of four broken windows on east side of building by removing broken glass and boarding/securing from outside.

Gene Gelgelu, owner, appeared via phone

Alex Tselos, attorney o/b/o Gelgelu – voicemail left at 9:55 am January 16, 2021 we will try one more time; tried again 9:57 am.

Jude Hockley, paralegal o/b/o Gelgelu, appeared via phone

Hockley: Mr. Tselos actually may be in transit from Arizona, I'm not sure if he is available.

Moermond: we will try him again, then start.

Staff update by Manager Steve Magner: letter sent December 23, 2020 confirming that on January 20 she will ask the Council to refer it back to Legislative Hearing on January 26 if the following conditions are met by January 19, 2021: signed closing documents, current financing to get through predevelopment work, post a \$5,000 performance deposit and property must continue to be maintained.

Moermond: we definitely got the documents we asked for, the closing documents and we have the 1-page outline of anticipated financing and the performance deposit was posted January 22. At this point it seems to me, the financing looks as expected where a significant amount is based on grants. What I'm curious about is the decision-making process that AEDS will be using to determine whether they are rehabbing or building new. That is really what is driving my recommendation on the Council order. Mr. Gelgelu, what is the timing on the decision-making?

Gelgelu: after closing we hired someone who will help us in the decision-making. Two consultants have submitted something. The first step is to assess the building and then they will walk us through the process from beginning to end.

Moermond: so you're hiring a project manager, you have a couple people in the running for the job. The project manager will make a recommendation to the board about whether it should be removed and rebuilt or rehabbed. Is that correct?

Gelgelu: the consultant is going to be helping us through assessing the building.

Moermond: when will you be making a decision about demolition or new construction?

Gelgelu: we're picking a person today. I hope by the end of the month we will know which way to go.

Moermond: by the end of January?

Gelgelu: by February 15.

Moermond: so by the end of February. Here's where I'm coming from. If you are going to be rehabilitating the building and you have this complicated funding and rehab process. We can work with you if we get those plans in the records and have performance benchmarks, if it is removal and new construction we'll have to talk about when the removal happens and you'll be able to start new construction immediately. If the decision is removal they will want to push to get it taken care of. I want a clear, documented, public path to resolve the conditions at the property. I'm going to hold you to a decision by the end of February and will be looking for a clean decision by then. I'll schedule us for a hearing on March 9th. I did get a note from Mr. Magner about a concern about some windows on the back of the property. Mr. Magner?

Magner: it has come to my attention there are at least 4 windows on the east side facing the alley. They are metal with smaller panes, and numerous panes are broken with glass hanging. It is an attractive nuisance and dangerous for people. We'd like all the glass removed, the panes repaired or need you to cover the windows from the outside. They are currently covered from the inside but that doesn't stop the glass from falling. If you can have your contractor do that, it is a secure building but we want to head off that issue.

Moermond: is the vacant building inspector going to be issuing a written order, or are you giving a verbal order saying a written will follow up if it doesn't get done?

Magner: second options. Let's get it resolved in the next two weeks before we move forward with a Summary Abatement Order.

Moermond: so the glass issues for the four windows in the alley need to be addressed by February 9. Because the windows are boarded from the inside, the glass has no protection and is falling. I'd like the glass removed totally and then boarded from the outside.

Gelgelu: we will repair that.

Moermond: if it is not done by February 9 an inspector will issue an order for it to be taken care of, and if it isn't done the City will go in and charge \$250 an hour plus fees. It is definitely cheaper for you to do it than the City.

Gelgelu: ok.

Moermond: I appreciate your organization is taking steps forward and am hopeful about this.

Laid Over to the Legislative Hearings due back on 3/9/2021

10:00 a.m. Hearings

- 4 RLH RR 20-32** Ordering the rehabilitation or razing and removal of the structures at 901 YORK AVENUE within fifteen (15) days after the October 7, 2020, City Council Public Hearing.

Sponsors: Yang

PO to submit revised and complete work plan, sworn construction statement, or scope of work, including signed subcontractor bids and a schedule for completion of the project by noon on February 9, 2021.

Scott Redinger, owner, appeared via phone

Moermond: because we have had a couple back and forth email packages when it was up for Council consideration, and it being rejected. I thought it was important to have this conversation so we can pull the rest of the materials we're looking for. I believe you can do it but there's something missing between what you're saying and what we're getting.

Redinger: the work orders have a huge number of things on it but some things need to be done first. The house is very cold. I want to get the furnace done first. I want the siding and roof of garage done. The electrical work has to be done; the panel has to be fixed first. So a lot of the work I had scheduled to be done up front and I have the bids for is stuff that needs to be done first.

Moermond: no question here. That sounds obvious.

Redinger: the first bids I had were so the place is safe and warm and comfortable and we can get services on so contractors are comfortable to start work. I'm hopeful we can get those bids and permits approved so we can move ahead and then the other work can follow in due haste.

Moermond: I'm going to ask Mr. Magner to chime in. You got an email with my assessment form Mai Vang last weds.

Magner: Mai did a good job identifying it. If Mr. Redinger could finish the items that have been denoted. What needs to be done, we have to have complete bids for plumbing, electrical and heating submitted for the totality of the work on the code compliance. Are you doing the building items yourself?

Redinger: I'm going to do a lot of work, the flooring and concrete floor. I will have some subcontractors in.

Magner: so your subcontractors, plumbing, electrical heating. They need to update their bids to reference all of the work on the code compliance. Then you need to go item by item in the building section with either bids for the parts someone else is going to do, or put the flooring as a line item that you will be doing. For example, the supplies cost \$1,500 and will start on this date and will be done this date. That needs to be done for painting, etc. You need to identify things you are doing versus the contractors. Once you do that, we just compare that to the financing and we can give you the green light. We're missing detail.

Moermond: we have a great phase one. Getting the project out of the gates. But as Mr. Magner described how we need all of it together from beginning to end.

Redinger: I can do that; I'll start going through it item by item today. I would like the permits for the heating and electrical approved because I've had subcontractors in and they say when the heat and electrical are in they will start. They can't test it when it is cold and electrical isn't safe.

Moermond: as soon as you can provide us the detail, and get the recommendation, we put a note in our system and you can get your permits. It is on you, as soon as you get us the detail, and get it reviewed. Then you can get a permit. It is up to you, not us.

Redinger: I'll start going through item by item and getting estimates on materials.

Moermond: we want to know you can get it started but also the steps to get it done. It is clear you can get it started but we need documentation on how you will get through the middle and get it finished. I'm sure you can, but we need it in writing. Do you have any questions?

Redinger: I'm going to go sit down and go through it item by item and pull together the information you need.

Moermond: part of what we will need is subcontractor bids that cover the work you haven't already got bids on.

Redinger: yep.

Moermond: let's try for February 10 and if you have something to us before then, we can review and green light it.

Referred to the City Council due back on 2/10/2021

11:00 a.m. Hearings

Summary Abatement Orders

- 5 [RLH SAO 20-40](#) Making finding on the appealed nuisance abatement ordered for 2233 ENERGY PARK DRIVE in Council File RLH SAO 20-24.

Sponsors: Jalali

Layover to LH May 4, 2021 for making finding.

Laid Over to the Legislative Hearings due back on 5/4/2021

- 6 **RLH SAO 21-6** Appeal of Udaya B. Sathuvalli to a Summary Abatement Order at 1496 CHARLES AVENUE.

Sponsors: Jalali

Grant to February 11, 2021 for compliance.

Mr. Udaya Sathuvalli, owner, appeared via phone

Staff report by Supervisor Lisa Martin: January 8, 2021 a summary abatement order was sent to remove a cabinet from rear of the property, by the alley. It was rechecked January 19, was still there and the appeal was filed.

Sathuvalli: the fact is this is not the first time someone has dumped furniture and other assorted huge items behind our back yard, near the corner of our fence. This was frequent in the summer, especially after the riots. We live on the corner of Charles and Simpson. Over the summer we disposed of several items thinking it was a transient affair. It has happened in the past but not so frequently. Each time we figured out a way to get rid of the items. Once it was a huge TV. Other times someone went through the dumpster and overturned it and I had to clean up the trash. Stuff like that, it happens repeatedly. Our handyman who has a huge van is no longer able to do it because he has a new job. This happened sometime in the middle of the winter and I don't have a mode of getting rid of it. On one occasion, just before this we called, the garbage hauler people kindly complied and took it away. That was another wooden cabinet. We decided that this had to stop so this time we kind of wanted to see what would happen. It wasn't our doing and we are frustrated, to be truthful.

Moermond: can you tell me, the second to last thing you said was you had someone take an item recently?

Sathuvalli: we requested the garbage hauler take it away.

Moermond: what size garbage container do you have?

Sathuvalli: same size as the recycling container.

Moermond: so you have 3 bulky item pickups a year with that size container for no charge. What is unfortunate is if you had a big item, you already burned an item due to the dumping. I have a couple of ideas that may help with the dumping problem. It sounds like you're in a tricky location for that. Ms. Martin, any ideas?

Martin: I would suggest he looks at getting no dumping signs back there and possibly motion lights. You can even do cameras or signs that say, "you're on camera." It does deter some of the dumping. The garbage service with the bulky items was hopefully going to help deter this. Signage is a cheaper way to hopefully deter it. With the large fence there people find it convenient.

Sathuvalli: we were thinking of putting a camera up. I appreciate those suggestions. We'll try at least two. Signage without a camera?

Martin: that's the cheapest option, but if it still doesn't work you may want to actually install the camera. The problem is if you don't pick up a clear plate the police can't really go after them. I would suggest the signage.

Sathuvalli: that's an excellent suggestion.

Moermond: motion light and two signs. Because you're on a corner, facing the alley and street?

Martin: both sides. I was out early driving down every alley and almost every garage had a motion light, it really deters people

Moermond: it looks like you have a shed, no garage?

Sathuvalli: yes, no garage. We've been contemplating it. We need permits to do that, but we are considering it.

Moermond: that means to me you don't have electric at the back of your yard.

Sathuvalli: that's correct. The shed is small meditation cell I use. There is no power. I know a good electrician who could perhaps do it though.

Moermond: we have found it to be helpful, if the light is on people feel self-conscious about committing even small crimes with a bright light and a sign that says you are on camera. I think this is one you need to call your hauler to come pick it up. I hate to have to tell you that.

Sathuvalli: we are happy to do that. If it was summer I would have done it already. I was even contemplating renting a pickup and getting rid of it myself if we hadn't done this today. I wanted to inform the authorities this was going on.

Moermond: that is much appreciated. This is maybe worth the District Council or a block club being aware of too. What day of the week is your garbage collection?

Sathuvalli: Friday mornings.

Moermond: if you called them today they could probably pick it up on Friday, but in case there is an issue with that it would be the 5th, so I'd like to give you until February 10th to deal with this.

Sathuvalli: that's very kind of you.

Moermond: I wish I had more I could do. It looks like you have a neighbor to the back of your property, to the south? They have a garage; you may want to talk to them about putting motion lights on theirs. Do they have dumping problems too?

Sathuvalli: I haven't asked them. They probably do. There is a huge tire on the electrical light right by there. Stuff like that is always happening. It happens on both sides of the alley. That is a good idea, I should try and contact them and see what's going on.

Moermond: it looks like they all have garages and likely have electric. See what they are experiencing. That would be on Sherburne. I'm sorry I can't do more than an extension. Ms. Martin, if this happens again is there anything Code Enforcement can do to help?

Martin: if you want to leave me a message, if it continues to happen, we do our best to call out the dumping versus giving the owner a Summary Abatement Order. [gives direct number]. We also can let the police know it is happening and they can send through more patrols.

Referred to the City Council due back on 2/10/2021

2:30 p.m. Hearings

Vacant Building Registrations

7 **RLH VBR 21-5** Appeal of John Mobley to a Vacant Building Registration Notice at 1693 BEECH STREET.

Sponsors: Prince

Grant the appeal of the vacant building registration.

John Mobley, owner, appeared via phone

Staff report by Fire Supervisor AJ Neis: this was a revocation of the Fire C of O by Brain Ganzel. The property has apparently been vacant for quite some time. It is my understanding the owner chooses not to occupy or rent it out. The previous inspection conducted in 2015 had a clean history regarding inspections, the only deficiency noted was a nonrequired fire extinguisher needed servicing. The building was in good shape. However buildings, if not owner occupied, are required to have a Fire C of O, and since we haven't received access for inspection we had no option but to send it to vacant buildings which is why we're here today.

Staff report by Vacant Building Supervisor Matt Dornfeld: nothing to add, other we opened the vacant building file per that referral.

Mobley: this whole thing is out of hand. I don't want to say how bad. December when I was notified, I told him I was sick and had Covid symptoms and didn't want to meet at that time, we were in quarantine. I explained that to him and then I wanted a reinspection done but Inspector Ganzel said I might incur a fee for missing the first inspection. I wanted to know why since I was sick and called downtown and they told me to contact the inspector. Then I found the notice on the door, called and they said it was sent to vacant buildings. I have read everything going on and no one has been inside to inspect. I use the building; the light is on every night. I am around, and they didn't get ahold of me. I feel bad it forces me to lose this property. I talked to my insurance company and they won't renew my insurance. Last week I sold the property to Homestead Road, and we have a final inspection tomorrow. The day after Christmas my cousin died from Covid 19. In a situation like this why would the City be doing this to someone? I understand the insurance company point of view that they won't cover it if there is a problem with it. I have information from Diane with Homestead Road, and we are closing February 9. It seems obvious to me that I'm the only African America within 15 blocks and I have to give up my property because of an incident like this. I wasn't trying to hide from this inspection. I was sick. It was a single-family home; it is taken care of. The lights are on 365 days a year.

Moermond: you did appeal the vacant building status which is great. I don't know we heard you wanted to appeal the Fire Orders. I'm looking at what you're telling me, and hearing from the Inspector, and I'm thinking that if you want to sell, that's up to you. When I look at your case, I think you are making some strong and sound arguments why you shouldn't be in the vacant building program. When I look at the definition of a registered vacant building in the code, I think you would not meet that definition for at least 365 days. The knowledge it is empty triggers it going into the program. We've heard second hand it was empty, but actually observed it only recently. My inclination was to say you can get out of the program, even based on your file before the hearing. It looks like you filed this appeal last week, so I don't know when you signed your purchase agreement.

Mobley: last week I signed it. Right after talking with my insurance company and my church people. My neighbor next door was doing something illegal with water onto my

property. I decided I'm going to walk away from it. They're going to take care of it. That should solve the whole problem with the neighbors and everything.

Moermond: I'm going to grant your appeal and get this property out of the vacant building program. The way it meets the definition won't be triggered for another year. Sounds like you already concluded how you wanted to handle it. We will get it out of the vacant building program. You may have been able to get a better price if it is not in the program. That's why I mentioned the closing.

Mobley: the other problem with the insurance company. You put the notice in the window and they will break into the house. It is not a good situation. Talking with insurance they said they won't renew if this happens. I never even knew about this. I think it is best to put it to rest and then everyone is at ease, even my neighbors.

Moermond: Mr. Dornfeld can you make a recommendation about what to do with the placard?

Mobley: The officer that posted my notice in the window told me I could take the notice down until this hearing.

Moermond: ok perfect so they are down now.

Neis: if you had a valid Fire C of O would you think about not selling?

Mobley: not at this time. There's more going on here than I want to deal with. I'm concerned with the insurance being involved. It is hard to insure a rental property in the first place. They were honest with me that they don't like it. When I spoke to Homestead Road he was pretty sure it would be resolved without a problem. I told him I had to do it.

Moermond: it is definitely in your favor. I wish you well and good health moving forward. Take care of yourself, I wish I could do more for you.

Mobley: just a note for your inspectors, if someone tells you they are sick, and he was insistent on doing that. Don't go in a building with them, just reschedule it. There was no need to have the inspection right away since it wasn't occupied.

Neis: if what Mr. Mobley is saying is true I'm incredibly disheartened because since Covid started our standard practice is if someone wants to delay due to Covid, even if they aren't sick, our standard policy is just to reschedule

Mobley: one was willing to do it and an inspection wasn't rescheduled.

Neis: I will let Inspector Ganzel's supervisor know. That has been our longstanding policy to reschedule if requested.

Referred to the City Council due back on 2/10/2021

8 RLH VBR 21-6 Appeal of Nick Hamaty, M & N Corporation, to a Vacant Building Registration Fee Warning Letter at 1118 MARGARET STREET.

Sponsors: Prince

Grant the appeal of the vacant building registration. Property must have Fire C of O reinstated by March 30, 2021 or property will revert to a Cat 1 VB.

Nick Hamaty, M & N Corporation, appeared via phone

Staff report by Fire Supervisor AJ Neis: this is a revocation of the Fire C of O and order to vacate. It looks like the notices were being mailed to 2950 Highland Road in Mound, MN. Owner claimed they weren't being notified of inspections. The Inspector send 5 letters in an attempt to gain access. The fifth time he said the owner spoke with him and said they weren't getting mail but the C of O had already been revoked. It looks like he did update his ownership info with Ramsey County January 4, 2021 however the inspection process started September 2020. The only known notification address was what was on file. It is now a Category 1 vacant building.

Staff report by Vacant Building Supervisor Matt Dornfeld: nothing to add.

Hamaty: my circumstances are that those guys have been clients for a long time and I've been managing their property. I've met Inspector Thomas there a few times. They moved. Ever since I took it over I'd get the inspection information from Kevin. I'm not sure the whole situation was there. There's no excuse for it.

Moermond: just to make sure I understand, you work at Delano Realty and you are a property manager? For CBW Properties?

Hamaty: I'm M&N Corporation. I retired from real estate. Most of the properties I sold and this was a different company who turned it over to me. They moved last year, and from what I understand the first time there was notification they got in and figured out what needed to be done, and then sometime in December I got the notification. The tenants don't speak English, she is very paranoid with Covid. This is after the fact because we got pretty upset. Maggie had talked to the tenant. I've always met Thomas there and fixed everything. I didn't know, it's the truth. I don't know what kind of excuse that is, but I don't have any lies.

Moermond: we have an occupied property, and I don't have it being condemned. I have some communication problems both address and language related. What language do the owners speak?

Hamaty: the tenants speak Spanish.

Moermond: Mr. Neis, when you schedule an inspection and there is Spanish speaking tenants or owner, how do you manage communication so people know what to expect?

Neis: in those situations we use Language Line translation service, or if requested we could put our inspection orders in the spoken language if needed.

Moermond: so an English-speaking owner, Spanish speaking tenants who are nervous and could use some background information before the inspection to put them at ease?

Hamaty: I'd like to meet them down there; they have been there a long time. He's a good friend of a man who worked for me for 15 years. They are super cooperative and there won't be problems.

Moermond: I'm going to recommend you get out of the Vacant Building program. You will have to get your C of O reinstated. I will give you two months. So by March 30, 2021 you need your Fire C of O reinstated or we will have this conversation again.

Hamaty: no, won't be a problem.

Neis: the biggest thing we need here is a change of ownership address form. This whole thing would have been avoided in its entirety had it been updated.

Hamaty: I did change it with the County. Do I have to do another form?

Moermond: there is a separate form for the Fire division. It is online but we'll include it in your follow up email and a link to the form online.

Hamaty: perfect.

Moermond: get that inspection scheduled with Inspector Thomas.

Referred to the City Council due back on 2/10/2021