



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, April 27, 2021

9:00 AM

Remote Hearing

2 [RLH RR 21-9](#)

Ordering the rehabilitation or razing and removal of the structures at 1816 MINNEHAHA AVENUE EAST within fifteen (15) days after the March 10, 2021, City Council Public Hearing. (Amend to grant 30 days for removal with no option for repair)

Sponsors: Prince

Remove the building within 15 days with no option to repair (after review LHO recommends 30 days).

Mark Drexler, owner, appeared via phone

Staff update by Manager Steve Wagner: a letter was sent April 16, 2021 confirming the layover to today. The conditions to be met April 23, 2021 were 1) contract between owner and developer, 2) proof of financing, 3) affidavit dedicating funds to the project, 4) sworn work plan and schedule and 5) the property must continue to be maintained. Goes to Council May 5, 2021 at 3:30 pm.

Moermond: it sounds like we have your people no longer involved, where are you at with that? That sounds tough.

Drexler: after several rounds of contracts being examined by lawyers, we couldn't come to an agreement unfortunately. I don't see any path for us to work together.

Moermond: you indicated to Ms. Zimny you wanted more time to finish cleaning out the house, does that sound right?

Drexler: I was looking at the timeline, and it sounds like you'll make a recommendation to remove within 15 days and then it goes to bid?

Moermond: yes, if you don't pursue the demo yourself the City would get bids and begin that process. I guess I'm wondering what kind of timeline do you need to get it cleaned out? Then we can work that timeline into the City process.

Drexler: I primarily have weekends to work on it, and it sounded like the 15 days would expire around May 12?

Moermond: I guess I'd say May 22 or 25th around there. It is 15 days from when the Mayor signs it. That would be the expiration of the 15 days. How does that fit in with your plans?

Drexler: I was going to ask to the 26th. Sounds like that is when that would happen anyways?

Moermond: how does that fit into DSI's process, Mr. Magner?

Magner: I don't know I'd even have a signed contract by then. More likely the end of the month would have a signed contract. Standard 15 days and we'd be sending notice to proceed once the contract is in place.

Moermond: doesn't sound like a problem at all then, and he would have at minimum to June 1?

Magner: correct.

Moermond: does that work Mr. Drexler?

Drexler: yes it does.

Moermond: on May 5, I will ask the Council to order the building removed within 15 days and in practice you will have until June 1 at least to take care of what you need to. I'm sorry the development agreement didn't work out, that's a shame. Please reach out to staff with any questions.

Drexler: couple other things, one was the vacant building fee, I thought I would have the option of making those payments over 5 years and I was invoiced recently for the latest fee. I assume that runs September 2020 to September 2021? I was wondering if that could be spread out?

Moermond: did you appeal that vacant building fee?

Drexler: I didn't.

Moermond: we can go ahead and process a resolution that asks the Council to do that. We'll go backward in time and redo that.

Drexler: that would be great. I was also wondering since the code compliance issues are resolved once the structure is gone, can I get this year's fee prorated?

Moermond: let me look at your file. I'm hesitant to answer yes since you'll likely be in 9 out of 12 months but let me look. I won't prorate it entirely, but I'll get it down to \$1,750 payable over 5 years.

Drexler: thank you for that, I appreciate it.

Moermond: anything else?

Drexler: no, that was it.

Referred to the City Council due back on 5/5/2021