



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

Legislation Text

File #: ALH 11-590, **Version:** 1

Ratifying the Appealed Special Tax Assessment for Real Estate Project No. VB1106, Assessment No. 118019 at 1204 SEVENTH STREET EAST.

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Lay over to June 21, 2011 Legislative Hearing (Housekeeping)

Cost: \$1100.00

Service Charge: \$135.00

Total Assessment: \$1,235.00

Gold Card Returned by: Holden Holmes LLC.

Type of Order/Fee: VB Fee

Nuisance: Unpaid VB Fee

Date of Orders:

Compliance Date:

Re-Check Date:

Date Work Done:

Work Order #:

Returned Mail?:

Comments: Cat 2 vb file opened on 9/2/09. Still open.

History of Orders on Property:

09/09/2009 : 09/09/2009 Garbage Rubbish WO created: PA 09-267337

Remove dead tree limbs (branches) from tree canopy in rear of property.

09/09/2009 : 09/09/2009 Tall Grass WO created: PA 09-267338

Tall Grass and weeds on the property

09/09/2009 : Boarding WO Printed: 09/09/2009

09/25/2009 : 09/25/2009 Garbage Rubbish WO created: PA 09-276579

RUSH Remove refrigerator, garbage, rubbish, trash, or other sanitation issues at the property.

01/03/2011 : 01/03/2011 Snow Ice WO created: PA 11-001954

Remove snow and ice from public sidewalk full width, salt and sand as needed. Salt and sand as needed.

01/07/2011 : PA EC Printed: 01/07/2011

Laid Over to June 14, 2011 Legislative Hearing (Housekeeping).

Randy, Liila, Holden Holmes LLC, appeared.

Inspector Essling reported that the assessment for 1204 Seventh Street East is for a Vacant Building fee of \$1,100 plus a service charge of \$135 for a total of \$1,235. The time frame for this assessment is from September 2, 2010 to September 2, 2011. It was assessed on December 15, 2010. This Vacant Building file was opened September 2, 2009 and is still open. On September 7, 2010, there is a note which says the fee was waived for 90 days.

Mr. Liila stated that Holden Holmes acquired the building in 2010 and are rehabbing it. Due to some unforeseen fire damage that had been covered up by some previous owners, more extensive work is required to meet code. In addition, they had to replace the original general contractor so they are looking for new bids to complete the work. Holden Holmes is looking for a waiver on that assessment. All the framing is done and the roofing is done; they are working on the last of the sheet rock. The majority of the electrical and plumbing is done. He just needs sufficient time to get it all done and to make sure they have enough time in case some of the inspections fall short and additional inspections are needed.

Ms. Moermond asked if they intend to work through the summer. Mr. Liila responded that he hopes it will be done sooner than that.

Ms. Moermond stated that it's already been half a year since this Vacant Building fee would apply and it looks as though it will be a few months more that you will be in the Vacant Building Program, if not the whole year. Because of that she is not inclined to recommend it be deleted; however, she would consider a reduced amount if Mr. Liila can get a Code Compliance signed-off by June 15, 2011 (\$300 off).

Ms. Moermond will recommend a layover to June 21, 2011 Legislative Hearing.

WHEREAS, the Office of Financial Services Real Estate Section has attached to this Council File both a report of completion outlining the costs and fees associated with [type of tax roll and time period] [RE Project #] and the assessment roll including all properties for which these assessments are proposed for Council ratification; and

WHEREAS, the City Council's Legislative Hearing Officer has reviewed an appeal of this assessment and developed a recommendation for the City Council with respect to this assessment; and

WHEREAS, a public hearing having been conducted for the above improvement, and said assessment having been further considered by the Council and having been considered financially satisfactory; now, therefore, be it

RESOLVED, that pursuant to Chapter 14 of the Saint Paul City Charter, said assessment is hereby [ratified, deleted; decreased, made payable over X years; and be it further

RESOLVED, that this assessment is payable in one equal installment, unless specified otherwise as a change to this proposed assessment roll.