



City of Saint Paul

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**Contact
Number:**

In Control: Legislative
Hearings

File Created: 05/19/2025

File Name: 1350 Hague Ave

Final Action: 07/15/2025

Title: Review Request of Ratifying the Appealed Special Tax Assessment for property at 1350 HAGUE AVENUE adopted by Council on May 15, 2024 under File RLH AR 24-25. (File No. VB2407, Assessment No. 248806)

Notes: Ashley & Bradley Taylor
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Agenda Date: 07/15/2025

Agenda Number: 11

Sponsors: Bowie

Enactment Date:

Attachments: 1350 Hague Ave.email chain 5-13-25.pdf, 1350 Hague Ave.Reg Notice 9-27-23.pdf, 1350 Hague Ave.Warning Ltr 10-27-23.pdf, 1350 Hague Ave.contested email 5-19-25.pdf

Financials Included?:

Contact Name:

Hearing Date:

Entered by: Mai Vang

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	05/20/2025	Laid Over	Legislative Hearings	06/10/2025		
	Action Text: Laid Over to the Legislative Hearings due back on 6/10/2025						
	Notes: Layover to June 10, 2025 at 9 am (unable to reach PO). Tried calling 11:22 am – rang out and call dropped Moermond: we'll revisit this in 2 weeks as it isn't time sensitive. No ability to leave a Voicemail.						
1	Legislative Hearings	06/10/2025	Laid Over	Legislative Hearings	07/15/2025		
	Action Text: Laid Over to the Legislative Hearings due back on 7/15/2025						
	Notes: Layover to LH July 15, 2025 at 10 am. Staff to follow up with Building Inspector. Ashley Taylor, owner, appeared via phone Bradley Taylor, owner, appeared						

Staff report by Supervisor James Hoffman: unpaid Vacant Building fee for October 27, 2023 through October 27, 2024. There was a demo permit pulled for the primary building, and an accessory building remains. Permits pulled for the accessory to become a primary and that's where the confusion was. Typically, when you have a demo permit you have to demo both buildings.

Moermond: when was the permit pulled?

Hoffman: I don't see one. There was work being done in 2022 without a Code Compliance and it was red tagged in December 2022. Demo permit was pulled September 2018 and finalized October 2018. Main structure was down, but they gave the ok to leave the block structure. I'm seeing a note that because the remaining structure was vacant the property was to remain in the Vacant Building program until something was done with it.

Moermond: and this is 2023 through 2024?

Hoffman: yes.

Moermond: and March of 2024 it sounds like it left the Vacant Building program as a result of a file review versus a permit.

Hoffman: correct.

Moermond: no permits for change of use, which would normally be a code analysis. Is there a Fire Certificate of Occupancy on this?

Hoffman: don't see one. I do see a building permit for a pergola.

Moermond: no Certificate of Occupancy. Old one that revoked.

Hoffman: change of use was inspected.

Ashley Taylor: no Certificate of Occupancy yet, we're working with John Wilder. We've had 2 finalized plumbing inspections. Electrical, mechanical and gas all through the City. We were receiving letters for the Vacant Building charged, called Department of Safety & Inspections multiple times and talked to many people. Bradley even went in person. It sounded like everyone was confused and told us to ignore the letter and it would be taken off. We were sitting next to each other when those conversations were had. We were very surprised to find this out 2 years later. We talked to Matt Dornfeld and Clint Zane multiple times and they just seemed confused. The demo happened before we purchased. We kept being told it was a mistake and would be taken off so didn't think further action was needed. We're very surprised with this assessment, like I said.

Moermond: when did you talk to Department of Safety & Inspections? Notes say February 2024, does that sound right?

Asha Taylor: 6 to 8 times, fall of 2023. They were phone calls, aside from the one in person. We do have texts from someone for the contact information for 2 other inspectors. That was October/November 2023. We called every time we got a letter or notice. We received the same answer every time we contacted someone one.

Moermond: remaining structure remained in the Vacant Building program as of April 23, 2019. March 2024 I can see conversations with Department of Safety & Inspections initiated in February and those were where documents were brought in for change in use. They got you out of the Vacant Building program right after that. Without a Fire Certificate of Occupancy and still having open permits should this have a fee for 2023 through 2024 is the question?

What I can see now tells me yes, we should. Having pulled permits isn't the same as being out of the program. If it was being used I can say you should have a Fire Certificate of Occupancy and didn't. What's the timeline for getting this done and having Certificate of Occupancy?

Ashley Taylor: hopefully this week. A building inspection and electrical this week. Our confusion is we called multiple Vacant Building inspectors in 2023, what could we have done differently when we feel we were proactive about being in the Vacant Building program and being told it was a mistake?

Moermond: honestly, I'm not sure it was a mistake looking at the file. Mr. Hoffman?

Hoffman: it is a very unique situation.

Bradley Taylor: the first thing Clint Zane said was "oh, this property". That's the same thing he said.

Moermond: I'd like more follow up from Mr. Zane on this. What I have in front of me now, I don't know how much assistance I can be. You got double assessments for 2024 to 2025 and 2025 to 2026. I'd like to get a response from Mr. Zane in writing. I want to learn more but I want to be clear where I'm at.

Ashley Taylor: I know inspectors have lots of properties but this is our baby, we remember everything. We did our due diligence in 2023 and to be told it was a mistake. If we hadn't been we could have acted at that point, but we were directed to do the opposite. It is frustrating we were directed differently, not just one time but 6 or 7 different times.

Moermond: I can tell you that Vacant Building registration forms would have been mailed out and each and every assessment can also be appealed. That would have got you talking to me, which was the fastest way out. You can conversations with staff, but the opportunity to get it squared away didn't happen. I get you say you didn't do anything because you were told it was squared away, but you did get notice of the tax assessment. You didn't appeal because you thought you were getting what you wanted from Department of Safety & Inspections staff, which I think was bad advice but is still representative of the City. We'll look at this again in a month, let's talk July 15th again.

1 Legislative Hearings 07/15/2025 Received and Filed

Action Text: Received and Filed

Notes: Reduce (refund) assessment from \$5,077 to \$2,537 and make payable over 5 years.

Ashley Taylor, owner, appeared via phone

Bradley Taylor, owner, appeared

Moermond: we should be able to wrap this up today. I just had one more piece of information to look up which is your 2024 property tax statement. The Vacant Building fee isn't appearing on the tax assessment. Did you pay that before it went to Ramsey County? Do you remember?

Ashley Taylor: we didn't pay any Vacant Building fee, but we always pay our taxes on time.

Moermond: the 2023 – 2024 Vacant Building fee showed up on your 2025 taxes. That's where it went and that's where it is getting paid. Because you got out of the Vacant Building fee March 1, 2024 I'm going to recommend this is prorated to half of what it was before. That's 7 months into 12 months. We'll have to go back and create a resolution to do that. We'll send a letter giving you the dates and resolution. After reviewing a couple of times that's the conclusion I'm coming too based on the magical date you were officially out of the Vacant Building program.

Ashley Taylor: \$2,500 owed, \$2,500 refunded. Is there any way to testify to Council about the whole amount?

Moermond: of course, of course. Would it be helpful if they made it payable over 5 years in case you don't get what you're asking for. It does accumulate interest.

Ashley Taylor: yeah, that would work.

Text of Legislative File SR 25-88

Review Request of Ratifying the Appealed Special Tax Assessment for property at 1350 HAGUE AVENUE adopted by Council on May 15, 2024 under File RLH AR 24-25. (File No. VB2407, Assessment No. 248806)

WHEREAS on May 15, 2024, the City Council of the City of Saint Paul adopted Council File No. AR 25-23 to ratify the assessment for Collection of Vacant Building Registration fees billed during April 5 to October 20, 2023. (File No. VB2407, Assessment No. 248806); and

WHEREAS, the property at 1350 Hague Avenue, being described as: Boulevard Addition No. 3 Lots 2 & Lot 3 Blk 5, with the property identification number 03-28-23-21-0045 was assessed an amount of \$5075; and

WHEREAS, the Legislative Hearing Officer will review this on May 20, 2025 Legislative Hearing to determine her recommendation; Now, Therefore, Be It

RESOLVED, that the reduction of \$5075, plus any accrued interests, be forthcoming.

Cost: \$4918

Service Charge: \$157

Total Assessment: \$5075

Gold Card Returned by: Ashley & Bradley Taylor

Type of Order/Fee: VB fee billed 4/5/23-10/20/23

Nuisance: unpaid VB for 10/27/23-10/27/24; Reg Notice sent 9/27/23; Warning Ltr sent 10/27/23. unpaid sent to Assessment 12/3/23

Work Order #: 17-208993, Inv #1779770

Returned Mail?: No.

Comments:

History of Orders on Property: