



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, August 5, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

10 [SR 25-146](#)

Review the Ratifying of the Appealed Special Tax Assessment for property at 747 PAYNE AVENUE. (File No. J2510B, Assessment No. 258109)

Sponsors: Yang

Approve and make payable over 2 years.

Jenelle Nelson, realtor, appeared via phone

Moermond: looks like we have four assessments on the agenda. [Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: this is a boarding done January 9th at the property. This is a Category 2 Vacant Building revoked by Fire Certificate of Occupancy. The next is also for a Summary Abatement Order issued April 17, 2025. Garbage wasn't removed.

Nelson: I am not familiar with this process and feel kind of silly asking for assistance from the City. I guess I'm just asking for the City to ask me for costs because I wasn't aware. I thought my attorney would have done better due diligence. I don't want to waste anyone's time. I'm here to do good things with the building and didn't have anything to do with the prior ownership. I would never argue with what the City's course of action boarding. Sounds like the previous owner before Tom didn't do the City anything good.

I notice there is a \$2,500 charge for a Vacant Building. I wonder if it will no longer apply since it no longer applies because we won't be a registered Vacant Building?

Moermond: let's go through these one by one. The boarding is a debt that goes with the property. The City cannot subsidize your redevelopment through the assessment process. We can't use the assessments and have other taxpayers pay for a significant public expense.

Next is the cleanup which appears to be during your period of ownership.

Nelson: this may be stuff I hired---I got three dumpsters. I don't know why it says that.

Moermond: we can find out.

Nelson: we closed April 18.

Moermond: have you registered your deed with the County? The County still shows Holdahl as the owner. I do see Sweet Spot 1, LLC is the owner. I also see the orders went to A1 Appliance.

Nelson: that was Labey.

Moermond: the orders were the 17th. I don't know what date he'd have received them, but they were mailed April 17th.

Nelson: that's for all the orders?

Moermond: no, just the clean up done April 28th. We're going to have the same situation where it is a private responsibility to maintain the property. I'm sorry I can't be more helpful. Let's switch to the Vacant Building. I don't know your conversation with Mr. Imbertson, but there's no question that you're in the Vacant Building program.

Nelson: I just spoke to Clint Zane last week who said we weren't.

Moermond: I tell you what, I think I know what is going on and I think what Imbertson is saying is you don't have to go through a full team inspection, rather come into compliance with the Fire orders would suffice. I don't know that to be fact; if you were going through all the trades that would be Clint Zane's shop. I think that's where there may be a miscommunication because I do see a pending assessment as of July 1 that you are in the Vacant Building program. That's forthcoming and we can discuss under appeal at that time, but right now your first goal is to clarify the expectations are to get OUT of the Vacant Building program. I believe those are the orders you already have.

I hope that's helpful, and we can let them know we had this conversation with you

Nelson: got it. I paid a lot of money for my attorney and title company and you're saying all of that was there?

Moermond: the two Excessive Consumptions were there, and then normally there's a provision in the closing documents that people check saying there's no pending orders or assessment on the building. They would know there would be because the orders were sent with notice they will go to assessment. That again would be a private transaction so I can't assist there. Your attorney could.

Nelson: he was actually on call during the closing.

Moermond: the two Excessive Consumption fees that were both for \$303 would have been online at the City's assessment lookup page.

Nelson: and the other one that Mr. Labey received on the 17th? The cleanup?

Moermond: that one is \$759.

Nelson: and then there's a couple for over \$1,000?

Moermond: that is for 2 boardings from January, the total assessment is \$1,358. January 7th when the hostage was taken and there was quite a police situation. Then a

break in again 2 weeks later.

Nelson: and these would have been known to the previous owner?

Moermond: yes. Letters do go out after the fact to the owner of record letting them know that a crew was out there and the cost. January 16th a letter went out to Holdahl about the boarding and the charge, similar one for the incident on the 9th. That should all be in the packet you received from our office.

Nelson: sounds like it was just a big---I guess I'm just going to pay the price for buying the building. I appreciate you taking the time today. Can I get a payment plan if possible?

Moermond: Sorry I couldn't be more helpful. I'd be willing to make the largest assessment over 2 years.

Received and Filed