

RLH VO 23-26



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

JUN 22 2023

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable) (payable to the City of Saint Paul)(if cash: receipt number CK # 4962)
- ☒ Copy of the City-issued orders/letter being appealed
- ☒ Attachments you may wish to include
- ☒ This appeal form completed
- ☐ Walk-In OR ☒ Mail-In
- for abatement orders only: ☐ Email OR ☐ Fax

HEARING DATE & TIME

(provided by Legislative Hearing Office)

Tuesday, June 27, 2023

Location of Hearing:

☐ Telephone: you will be called between _____ & _____

☒ In person (Room 330 City Hall) at: 1:30 p.m.
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 1020-1022 Aurora Bro/City: Saint Paul State: MN Zip: 55104

Appellant/Applicant: Ron Becker Email: rbecker@exitrealtynexus.com

Phone Numbers: Business _____ Residence _____ Cell 651-492-2183

Signature: [Signature] Date: 6-18-23

Name of Owner (if other than Appellant): Tom Brown

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell 612-225-8140

What Is Being Appealed and Why?

Attachments Are Acceptable

- ☒ Vacate Order/Condemnation/
- ☒ Revocation of Fire C of O
- ☐ Summary/Vehicle Abatement
- ☐ Fire C of O Deficiency List/Correction
- ☐ Code Enforcement Correction Notice
- ☐ Vacant Building Registration
- ☐ Other (Fence Variance, Code Compliance, etc.)

Please see attached

Ron Becker
840 Syndicate St S
St. Paul, MN
55116



June 6, 2023

THOMAS E BROWN
531 RAYMOND AVE
ST PAUL MN 55104-2948 USA

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
1020/1022 AURORA AVE
Ref. # 107986

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on June 6, 2023. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

A reinspection will be made on July 6, 2023, at 11:30 A.M.

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. 1020 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. **-Repair or replace the damaged framing. Floor of kitchen sink cabinet needs repair or replacing.**
2. 1020/1022 Aurora Ave - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. **This occupancy must not be used until re-inspected and approved by this office.**
3. 1022 - Basement - MSFC 604.6 - Provide all openings in junction boxes to be sealed. - **Open circuit in electrical panel.**
4. 1022 - Basement - NEC 110.26 - **Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.**

5. 1022 - Basement - MSFC 603.5.3 - Provide clearance around all heating equipment. - **Provide 36 Inch clearance around the furnace and Hot water heater.**
6. 1022 - Basement - SPLC 34.11 (1), SPLC 34.35 (1), MPC 707.4. - **Repair the clogged drain line. -Laundry sink in basement drains slow.**
7. 1022 - Basement stairs - MSFC 604.6 - Provide electrical cover plates to all outlets, switches, and junction boxes were missing. -**Cover plate brake on light switch at the top of stairs leading to basement.**
8. 1022 - Basement stairs - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -**Patch the holes and/or cracks in the walls. At top of stairs leading to basement.**
9. 1022 - Bathroom - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to perform their intended function properly and safely in accordance with the provisions of the applicable code. - **Have shower/tub surround cleaned and Re Caulk.**
10. 1022 - Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -**Tile falling off wall and base board trim behind bathroom sink.**
11. 1022 - Kitchen - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -**Clean stove of excessive debris. cook top and oven.**
12. 1022 - Kitchen - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. - **Repair or replace and maintain an approved kitchen sink. This work may require a permit(s). Call DSI at (651) 266-8989. Kitchen faucet is leaking.**
13. 1022 - Living room - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-**Outlets in living room not working. Have all checked.**
14. 1022 - Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials. - **Orderly storage of Throughout or reduce amount by 30 percent. Al of 1st floor, basement and stairs and landings.**
15. 1022 - Throughout - MSFC 315.3.1 - **Provide and maintain at least 2 feet clearance below the lowest structural member or the ceiling.**
16. 1022 - Throughout - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area or discontinue use of area as a sleeping room. This

work may require permit(s). Call DSI at (651) 266-8989.-**Provide clear path to the front door and both emergency egress windows in the basement bedrooms.**

17. 1022 - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. **-Provide same type as the ones replacing in the hallway and basement.**
18. 1022 - Throughout - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. **-Place in the hallway and basement. It can be a combination Smoke/CO alarm**
19. 1022 - Throughout - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. **-Missing light globes from Back bedroom and Hallway.**
20. 1022 - exterior - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame. - **Front window frames rotten.**
21. 1022 Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. **-Repair or replace the damaged framing. The floor of the kitchen sink cabinet needs repair.**
22. Exterior - Rear - MSFC 1030.4, 1031.7 - Provide and maintain the egress window well. - **Clean out Rear egress window well of items.**
23. Exterior - SPLC 34.08 (1), 34.32 (1) - **Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.**
24. Unit 1020 - Basement - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. **-Basement bedrooms are missing the light globes.**
25. Unit 1020 - Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment. **-Around Furnace and hot water heater.**
26. Unit 1020 - Bathroom - SPLC 34.10 (7), 34.17 (5) - **Repair and maintain the walls in an approved manner. -Repair or replace the damaged or deteriorated wall coverings. Have bathtub surround tile repaired or replaced and have tub surround re caulked. Re caulk where the bathroom sink meets wall. Wall leading to basement has holes in it. Front bedroom in basement wall has hole in sheetrock.**
27. Unit 1020 - Kitchen - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. **-Repair or replace the floor tile.**

28. Unit 1020 - Screen door - SPLC 34.09(4), 34.33 (3) - **Repair and maintain the door in good condition. -Front screen door does not latch. Rear screen door does not latch, has a broken window and screen is torn.**
29. Unit 1020 - Throughout - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. **-Hardwire smoke alarm is missing from hallway. Smoke alarm in basement is chirping. Unit has other working smoke alarm. Replace with like style.**
30. Unit 1020 - MN Stat. 299F.51 - Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. **-Missing CO alarm from hallway.**
32. SPLC 39.02(c) - **Complete and sign the smoke alarm affidavit and return it to this office.**
33. SPLC 34.10 (7) - **Repair and maintain the cabinets in an approved manner.**
34. SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at Hector.Caballero@ci.stpaul.mn.us or call me at 651-266-9158 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Hector Caballero
Fire Safety Inspector
Ref. # 107986

1020-1022 Aurora Extension request

1 message

Ronald Becker <rbecker@exitrealtynexus.com>

Tue, Jun 20, 2023 at 12:36 PM

To: Racquel Naylor <racquel.naylor@ci.stpaul.mn.us>, "Thurner, Frank (CI-StPaul)" <Frank.Thurner@ci.stpaul.mn.us>, hector.cabellero@ci.stpaul.mn.us, Angie Wiese <angie.wiese@ci.stpaul.mn.us>, legislativehearings@ci.stpaul.mn.us

Racquel Naylor

Legislative Hearings

Suite 310 City Hall

15 Kellogg Boulevard West

Saint Paul, MN 55102

Phone: 651-266-8585

Angie Wiese, PE(MN), CBO

Director

Hector Cabellero

Frank Thurner

Good Morning,

Here is an update regarding the property at 1020-1022 Aurora in Saint Paul.

I am submitting by snail mail to Racquel Naylor a request for extension for the reinspections of this property. Mr. Brown(owner) is still homebound and I am doing my best to get this property ready for remodel, with the assistance of

Charlie Schafer at Collins, Buckley, Sauntrey and Haugh. Today is the last day that

we must store tenants belongings according to the court process of eviction.

The buyers are anxious to get in and start the project. They have extensive

experience with renovating older homes and do an excellent job! Their lender has asked for an extension for the closing date which has been agreed to by all parties. (Attached)

That closing date is now scheduled for July 12th. The reinspection is currently scheduled for July 6th and Mr. Brown is not able to do the work

The request for an extension will enable the new owners to get their feet on the ground and start the project. Thanks for your consideration and call with any questions.

Also, at the hearing, I'd like to talk about the assessments for excessive use that have piled up. Thank you.

Ronald J. Becker

EXIT REALTY NEXUS

www.ronjbecker.com

Fwd: 1020-1022 Aurora, Saint Paul

Ronald Becker <rbecker@exitrealtynexus.com>

Fri, Jun 2, 2023 at 11:52 AM

To: "angie.wiese@ci.stpaul.mn.us" <angie.wiese@ci.stpaul.mn.us>

Date: Thu, Jun 1, 2023 at 10:04 PM

Subject: 1020-1022 Aurora, Saint Paul

To: <AngieWieseDSI-informationandcomplaints@ci.stpaul.mn.us>, <otis.warner@ci.stpaul.mn.us>, Thurner, Frank (CI-StPaul) <Frank.Thurner@ci.stpaul.mn.us>

To whom it may concern:

I have been helping Mr. Tom Brown with his property, a duplex at 1020-1022 Aurora, St. Paul

Mr Brown is a long term landlord who has conscientiously managed many properties in

St. Paul. He lowered rent on this property during Covid. A Federal program paid him 1/2 the rent in 2021. That is the last income he has had on this property.

Mr. Brown became ill with Long Term Covid and he has been housebound for an extended period and has asked me to help with the eviction of the tenants and sale of the property.

The tenants promised several dates to move, but did not. Mr. Brown gave written notice in May of 2022 to no avail.

Mr. Brown (owner) has been homebound with long term Covid, since summer 2022 and I helped him hire Charlie Shafer of Collins, Buckley, Sauntrey and Haugh (CBSH)

in Downtown Saint Paul to aid in the eviction of the tenants.

Mr. Shafer filed eviction notices last year, noting Mr. Brown's previous attempts to have the tenants vacate the premises.

After promising the court that they would move, the tenants and all of belongings were still there. A writ of recovery was finally issued and that date passed without tenants moving.

Finally, The Sheriff's department was able to come on May 22nd 2023, to physically escort the tenants off the property.

They have left much behind including vehicles. We have been advised by counsel that we must store the tenants items for 28 days after the sheriff's eviction. I have secured a general contractor from the neighborhood to purchase the property for a total

rehab. Their lender will not close until the clock for tenants rights has expired.

The buyer has agreed to assume work orders that have been written and to pull proper permits. In the meantime, the City has removed property left by the tenants and has fined Mr. Brown for the removal.

There are also 2 vehicles left in the yard that a tenant claims to own.

We cannot move their items since that is in violation of tenant rights as advised by counsel.

What can I do to stop the fines by the City while this process comes to a head and we can return this property to a useful residence? I have been in touch with Frank Thurner in inspections and they have been patient with this process.

Ronald J. Becker**EXIT REALTY NEXUSg**

www.ronjbecker.com

rbecker@exitrealtynexus.com

Phone: 651-492-2183

840 Syndicate St. S.,**St. Paul, MN 55116****EXIT is real estate re-invented!**

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Ronald J. Becker**EXIT REALTY NEXUS**

www.ronjbecker.com



ADDENDUM TO PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date June 19th, 2023
2. Page 1

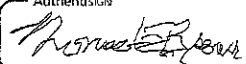
3. Addendum to Purchase Agreement between parties, dated May 22nd 2023
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 1020 Aurora Ave Saint Paul MN 55104

6. In the event of a conflict between this Addendum and any other provision of the Purchase Agreement, the language
7. in this Addendum shall govern.

8. ~~Strike Line 272 in the purchase agreement as this conflicts with line 33 and with the "as is" addendum.~~
9.

10. Buyers and Seller agree to move closing date to July 12, 2023.

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31.  06/19/2023
(Seller) (Date)

 06/20/2023
(Buyer) (Date)

32. _____
(Seller) (Date)

 06/19/2023
(Buyer) (Date)

33. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
34. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**