



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings RECEIVED

JUL 22 2024

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

☒ \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number check# 5075)

☒ Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

☐ Walk In ☐ Mail ☒ Email

Appeal taken by:

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, July 30, 2024

Location of Hearing:

☒ Telephone: you will be called between 1:00pm & 3:00pm

☐ In person (Room 330 City Hall) at: _____
(required for all condemnation orders and
Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 2334 Doswell Avenue City: Saint Paul State: MN Zip: 55108

Appellant/Applicant: Bridget-Michaele Reischl, Atty. for Nominated PR of the Estate Email: bridget@decorolaw.com

Phone Numbers: Business 651-321-3058 Residence N/A Cell 920-851-1320

Signature: Bridget-Michaele Reischl Date: 7/10/24

Name of Owner (if other than Appellant): Estate of Paul H. Glaser

Mailing Address if Not Appellant's: Decoro Law Office, PLLC, 1st Nat'l Bank Bldg. 332 Minnesota St., Ste. W-790 Saint Paul, MN 55101

Phone Numbers: Business 651-321-3058 Residence N/A Cell 920-851-1320

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 (see attached cover letter for reason)

☐ Other (Fence Variance, Code Compliance, etc.)



July 10, 2024

(delivered via legislativehearings@ci.stpaul.mn.us)

Saint Paul City Council - Legislative Hearings
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, MN 55102

**Re: Appeal of Registration Requirement
Estate of Paul H. Glaser (62-PR-24-555)**

To Whom It May Concern:

Enclosed please find the following documents required to submit an appeal request per instructions from the City of Saint Paul:

- 1) APPLICATION FORM FOR APPEAL;
- 2) VACANT BUILDING REGISTRATION NOTICE;
- 3) APPLICATION FOR INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE;
- 4) NOTICE OF CASE FILING AND ASSIGNMENT; AND
- 5) *[\$25.00 APPLICATION FEE]* SENT UNDER SEPARATE COVER VIA US MAIL TO ABOVE-MENTIONED ADDRESS

I represent Marilyn Gindi, the nominated Personal Representative (PR) of the Estate of Paul H. Glaser (Case File No. 62-PR-24-555). She received the attached Notice to register the decedent's home as a vacant building, and pay a \$2,459.00 application fee. I write to appeal this request and provide evidentiary documentation, as listed above, and outline my reasoning below.

The Residence is Not Consistently Vacant.

Although the owner is now deceased, the PR, my client, a resident of Florida, resides at 2334 Doswell when she is in town to manage the estate's affairs. She has hired several local professionals to take care of the lawn/yardwork, check the mail, and secure the home on a weekly basis. Her next extended stay will be at the end of July for a week to ten (10) days. There is sufficient contact with and supervision of the home from local interested parties on behalf of the Estate, and the property is not neglected.

Bridget-Michaele Reischl, Attorney

1st Nat'l Bank Bldg., 332 Minnesota Street, Ste. W790 Saint Paul, Minnesota 55101
bridget@decorolaw.com (651)321-3058

There is an Active Probate Proceeding in Ramsey County Probate Court.

My client, Ms. Gindi, has every reason to expect to be appointed in the next 3-4 weeks as Personal Representative of the Estate of Paul H. Glaser, and she requires exterior and interior access to the property, as needed, on an ongoing basis. She is arranging for the sale of personal property, which is extensive, and she will be selling the homestead property of the decedent upon successful completion of the estate sale. Multiple professionals will also require access to the property on a regular basis.

For the above-mentioned reasons, I hereby appeal the City Council for reconsideration of this Request for Registration of the home of the decedent as "vacant property" since it is not consistently vacant. And, as the subject of an active probate proceeding, my client requires frequent and consistent access to the property to perform her duties and obligations. The requirement to register the property is an unnecessary financial burden on the estate, and failure to pay the fee will substantially inhibit access to the estate, an estate which is being successfully managed and properly secured.

Scheduling a Hearing Date.

Please note that I am out of my office until July 25, 2024, and therefore, would appreciate notice of any hearing scheduled by email, as my office mail is delayed in getting to me while away.

Thank you very much for your consideration.

Sincerely,

Bridget-Michaele Reischl

Bridget-Michaele Reischl, Attorney for Applicant

DECORO LAW OFFICE, PLLC

1st Nat'l Bank Bldg.

332 Minnesota Street, Ste. W-790

Saint Paul, MN 55101

(651) 321-3058

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Bridget-Michaele Reischl, Attorney

1st Nat'l Bank Bldg., 332 Minnesota Street, Ste. W790 Saint Paul, Minnesota 55101

bridget@decorolaw.com (651)321-3058



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

July 02, 2024

Paul H Glaser
2334 Doswell Ave
St Paul MN 55108-1631

Customer #:437795
Bill #: 1863481

VACANT BUILDING REGISTRATION NOTICE

The premises at **2334 DOSWELL AVE** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Payment must be received by August 02, 2024 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , Daniel Hesse, at 651- 252- 8293 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Daniel Hesse, at 651- 252- 8293.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: dh
vb_registration_notice 11/14

STATE OF MINNESOTA
COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT
DISTRICT COURT
PROBATE DIVISION

Court File No. 62-PR-24- 555

Estate of
PAUL HAROLD GLASER,
Decedent

**APPLICATION FOR INFORMAL PROBATE OF
WILL AND FOR INFORMAL APPOINTMENT
OF PERSONAL REPRESENTATIVE**

I, MARILYN LEE GINDI, state:

1. My address is: 6420 Boca Del Mar Drive, Apt. 202, Boca Raton, Florida, 33433.
2. I am an interested person as defined by Minnesota law because I am: the nominated Personal Representative in the decedent's Last Will and Testament.
3. Decedent was born on January 27, 1946, at Maplewood Township, New Jersey.
4. Decedent died on May 30, 2024, at Maplewood, Minnesota and at least 120 hours, but not more than 3 years (except as permitted by Minnesota Statutes section 524.3-108), have elapsed since Decedent's death.
5. Decedent's domicile at the time of death was in Ramsey County, State of Minnesota, at 2334 Doswell Avenue, Saint Paul, 55108.
6. The names and addresses of Decedent's spouse, children, heirs, devisees and other persons interested in this proceeding so far as known or ascertained with reasonable diligence by the Applicant are:

Name and Mailing Address	Familial Relationship AND Legal Interest (List all)	Birth Date of Minors
None	Spouse	
None	Child	
Joel Glaser 39 Beener Hill Road Branchville, NJ 07826	Sibling, residuary beneficiary, and heir	
Sheri Heckel (nee Glaser) 231 E. Shore Trail Sparta, NJ 07871	Sibling, residuary beneficiary, and heir	
Marilyn Lee Gindi 6420 Boca Del Mar Drive, Apt. 202 Boca Raton, FL 33433	First cousin, nominated personal representative, residuary beneficiary, and creditor	
Rabbi Yitzi Steiner 1121 University Avenue, SE Minneapolis MN 55414	Rabbi and devisee	

Chase Sapphire PO Box 15123 Wilmington, DE 19850-5123	Creditor
Saint Paul Seven Hills 733 Selby Ave St Paul, MN 55104	Creditor
Elk Ridge Alzheimer's Special Care Center 1700 Beam Ave Maplewood, MN 55109	Creditor
MHealth Fairview Patient Financial Services 1700 University Avenue, West, 6 th Floor Saint Paul, MN 55104	Creditor
Saint Paul Regional Water Services 1900 Rice Street Saint Paul, MN 55113-6810	Creditor
Aspen Waste Systems 2951 Weeks Ave SE Minneapolis, MN 55414	Creditor
Xcel Energy PO Box 4176 Carol Stream, IL 60197-4176	Creditor
Wildlife Management Services 7441 Jolly Lane Brooklyn Park, MN 55428	Creditor

(Attach separate schedule, if necessary)

7. Negative Allegation Statement (see MINN. GEN. R. PRAC. 408(a)):

The Decedent left surviving no spouse; descendants; parents; brothers or sisters other than herein named; and no descendants of deceased brothers or sisters.

8. All persons identified as heirs have survived the Decedent by at least 120 hours, except for: None.

9. (Check appropriate boxes):

- ☒ Decedent left no surviving spouse.
- ☒ Decedent left no surviving descendants.
- ☐ All descendants of Decedent are descendants of Decedent's surviving spouse.
- ☐ There are descendants of the Decedent that are not descendants of the surviving spouse.
- ☐ There are descendants of the surviving spouse who are not descendants of the Decedent.

10. Venue for this proceeding is in this County of the State of Minnesota because:

☒ The Decedent was domiciled in this County at the time of death and was the owner of property located in the State of Minnesota.

or

☐ Though not domiciled in the State of Minnesota, the Decedent was the owner of property located in this county at the time of death.

11. I estimate the Decedent's assets and indebtedness are as follows:

Probate Assets

Homestead	\$ 266,500.00
Other Real Estate	\$ 0.00
Cash	\$ 35,000.00
Securities	\$ 1,150,000.00
Other	\$ 2,500.00

Non-Probate Assets

Joint Tenancy	\$ 0.00
Insurance	\$ 0.00
Other	\$ 38,000.00

Approximate Indebtedness \$ 45,000.00

12. There is no personal representative of the Decedent appointed in Minnesota or elsewhere whose appointment has not been terminated.

13. ☒ I have not received a demand for notice and am not aware of any demand for notice of any probate or appointment proceeding concerning the Decedent that may have been filed in Minnesota or elsewhere.
or

☐ Proper notice has been given to those persons who have filed demand for notice.

14. Decedent's Will is comprised of the following:

☒ Last will dated September 30, 2023.

☐ Codicil dated _____.

☐ Separate writing under Minnesota Statutes section 524.2-513 dated _____.

☒ The will refers to a separate writing but none has been found.

15. To the best of my knowledge and belief, the Will has been validly executed.

16. Having conducted a reasonably diligent search, I am unaware of any instrument revoking the Will or of any other unrevoked testamentary instrument, and I believe that the instrument which is the subject of the application is the decedent's last will.

17. The documents comprising the Will:

☐ accompany this Application.

☒ are in the Court's possession.

☐ have been probated elsewhere and an authenticated copy of the Will and statement or order probating the same accompany this Application.

18. The Will nominates MARILYN LEE GINDI as personal representative.

☒ The nominated personal representative is willing to serve and is not disqualified.

or

☐ The nominated personal representative is unable or has declined to serve. _____ has

priority to serve as personal representative because _____ and is willing to serve and is not disqualified.

19. The Will specifies: ☒ No Bond ☐ Minimum bond ☐ \$ _____ bond ☐ Unspecified.

20. The Will specifies ☒ informal/unsupervised administration ☐ administration not specified.

WHEREFORE, I request the Registrar informally:

1. Enter a statement probating the Will.
2. Enter an order appointing MARILYN LEE GINDI as Personal Representative, with no bond, in an unsupervised administration;
3. Issue Letters Testamentary to MARILYN LEE GINDI; and
4. Grant such other relief as may be proper.

Under penalties for perjury, I declare or affirm that I have read this document and I know or believe its representations are true and complete.

Dated: July 5 2024

Marilyn Lee Gindi
MARILYN LEE GINDI, Applicant

Attorney for Applicant
Bridget-Michaele Reischl
Decoro Law Office, PLLC
1st Nat'l Bank Bldg.
332 Minnesota Street Suite W-790
Saint Paul, MN, 55101
Attorney License No: 0394985
Telephone: (651) 321-3058
Email: bridget@decorolaw.com

State of Minnesota
Ramsey County

District Court
Second Judicial District

Court File Number: **62-PR-24-555**

Case Type: Informal Probate

Notice of Case Filing & Assignment

BRIDGET-MICHAELE REISCHL
DECORO LAW OFFICE PLLC
FIRST NATIONAL BANK BUILDING
332 MINNESOTA STREET SUITE W-790
SAINT PAUL MN 55101

In re the Estate of Paul Harold Glaser, a/k/a Paul H. Glaser, Decedent

Date Case Filed: **July 5, 2024**

Court file number **62-PR-24-555** has been assigned to this matter. All future correspondence must include this file number, the attorney identification number, and must otherwise conform to format requirements or they **WILL BE RETURNED**. Correspondence and communication on this matter should be directed to the following court address:

**Ramsey County Court Administration
15 Kellogg Boulevard West, Room 170
St. Paul MN 55102-1612**

Assigned to:

**Probate Registrar: Laura J. Stevens
Direct Phone: (651) 266-8148
Email: Laura.Stevens@courts.state.mn.us**

If ADR applies, a list of neutrals is available at www.mncourts.gov (go to Alternative Dispute Resolution) or any court facility. Please direct all inquiries on this matter to the judicial staff at 651-266-8145.

Dated: July 8, 2024

Laura J. Stevens
Probate Registrar
Ramsey County Probate Court