



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

RECEIVED

JUN 16 2026

CITY CLERK

We need the following to process your appeal:

☐ \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number waived)

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

☐ Walk In ☐ Mail ☒ Email

Appeal taken by: mai

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, June 23, 2026

Location of Hearing:

☐ Telephone: you will be called between _____ & _____

☒ In person (Room 330 City Hall) at: 1:30 pm
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 65 Rose Ave E City: Saint Paul State: MN Zip: 55117

Appellant/Applicant: Quality Residences LLC Email: jaymitchell93@gmail.com

Phone Numbers: Business 6512517125 Residence 6122519892 Cell 6122519892

Signature: _____ Date: 6/16/26

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 2355 Highway 36 Suite 400 Roseville MN 55113

Phone Numbers: Business _____ Residence _____ Cell _____

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.)

Mai Vang

From: Jay Mitchell <jaymitchell93@gmail.com>
Sent: Monday, June 15, 2026 3:57 PM
To: *CI-StPaul_LegislativeHearings; Sherita Mosley-Coats
Subject: 65 Rose Ave E

Dear Legislative Hearing Officer,

I am writing to respectfully request a legislative appeal and extension of the compliance deadline related to the required HVAC repairs at the property located at [Property Address], Saint Paul, Minnesota.

We acknowledge the correction order and remain committed to completing the required work and bringing the property into full compliance. Since receiving notice, we have been actively coordinating the repairs; however, due to contractor availability, additional time is needed to complete the HVAC work appropriately. The units are not utilizing heat due to the current season/weather.

We respectfully request an extension until July 10th, 2026 to allow sufficient time to finalize the repairs. Our intent is not to delay compliance but to ensure the work is completed properly and in accordance with applicable requirements. Supporting documentation, contractor estimates, schedules, and progress updates are available and can be provided upon request.

Thank you for your consideration of this appeal. We appreciate the opportunity to continue working cooperatively toward resolution and compliance.

Please contact me directly with any questions or concerns.

Kind Regards,

Jay Mitchell

612-251-9892



June 15, 2026

Quality Residences LLC
7100 Northland Circle Suite 410
Brooklyn Park, MN 55428

FIRE INSPECTION CORRECTION NOTICE

RE: 65 Rose Avenue

Dear Property Representative:

An inspection was made of your building on June 15, 2026, in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will be made on June 26, 2026, at 11:00 AM.

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

DEFICIENCY LIST

1. SPLC 34.23 & MSFC 111.1 Structures unfit for occupancy / Unsafe building.
Property to remain vacant until all repairs are made under appropriate permits.
2. SPLC 34.11(6) Heating facilities. Fire department and Xcel Energy responded to this property and found carbon monoxide at 150 PPM. Xcel red tag #87591 issued for furnace. Furnace shall be inspected and either repaired or replaced under permit by a licensed contractor. All red tags shall be appropriately closed out with Xcel via a licensed contractor.
3. SPLC 34.11(5) Water heating facilities. Tenant is currently without hot water. Ensure hot water heater is working as designed. Water temperature must reach between 110 and 120 degrees.

4. SPLC 34.11 Basic facilities. Gas meter on side of house. It appears that the gas meter for this property has previously been in the "off" position with a lockout pin in place. The eyelets which line up for the lockout pin have been pried apart and broken. There is currently a preexisting Xcel Energy red tag in the basement from a prior issue. Gas meter for this property shall be completely replaced under permit, with an air test conducted by a licensed contractor.
5. MSFC 105.1.1 Permits. All listed deficiencies require a permit for repairs. As of 0800 hours on 6/15/26, no permits for these repairs have been located in the City's permit system.

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: keith.demarest@ci.stpaul.mn.us or call me at 651-266-8998 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,

Keith Demarest
Fire Safety Supervisor