



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH TA 24-472

File ID: RLH TA 24-472

Type: Resolution LH Tax
Assessment Appeal

Status: Passed

Version: 2

**Contact
Number:**

In Control: City Council

File Created: 11/18/2024

File Name: 1055 Fourth St E

Final Action: 02/12/2025

Title: Ratifying the Appealed Special Tax Assessment for property at 1055 FOURTH
STREET EAST. (File No. J2505R, Assessment No. 258508)

Notes: Sadiq Alnabi
almusawi11@msn.com
612-450-3221

11/18/24: packet sent. mv

Agenda Date: 02/12/2025

Agenda Number: 34

Sponsors: Johnson

Enactment Date:

Attachments: 1055 Fourth St E.SAO Letter 5-16-24.pdf, 1055
Fourth St E.Photos 5-16-24.pdf, 1055 Fourth St
E.Photo 6-28-24.pdf, 1055 Fourth St E.Contract
Photos 7-10-24.pdf, 7-10-2024 Garbage Invoice.pdf

Financials Included?:

Contact Name:

Hearing Date:

Entered by: mai.vang@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	11/19/2024	Laid Over	Legislative Hearings	12/03/2024		
	Action Text: Laid Over to the Legislative Hearings due back on 12/3/2024						
	Notes: Layover to LH December 3, 2024 at 9 am (no contact info for PO).						
	No one appeared						
	Moermond: we don't have a number for the owner of 1055 East 4th street. We'll lay this over to December 3.						
1	Legislative Hearings	12/03/2024	Laid Over	Legislative Hearings	12/17/2024		
	Action Text: Laid Over to the Legislative Hearings due back on 12/17/2024						
	Notes: Layover to LH December 17, 2024 at 10 am. (Appellant is owner of 571 Earl Street which is also scheduled for that date).						

No one appeared

Voicemail left at 9:52 am: this is Marcia Moermond from St. Paul City Council calling you about your appealed tax assessment for cleanup at 1055 4th street. We'll try you back in a little bit.

Voicemail left at 9:56 am: this is Marcia Moermond from St. Paul City Council calling you again. I'm going to recommend this assessment is the Council approve it. I've reviewed the orders and photos and if you want to submit additional testimony or talk to Council you are more than welcome to do so.

[Note: PO called after hearing to appeal an assessment for 571 Earl, so this was laid over to go with that file - JZ

1	Legislative Hearings	12/17/2024	Referred	City Council	02/12/2025
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Action Text: Referred to the City Council due back on 2/12/2025

Notes: Continue CPH to September 10, 2025 and if no same or similar violations, delete the assessment. Otherwise approve in full.

Sadiq Alnabi, owner, appeared via phone

Moermond: we have two assessments appealed by you this morning. 1055 Fourth Street, and 571 Earl.

[Moermond gives background of appeals process]

Staff report by Supervisor Richard Kedrowski: May 16 a Summary Abatement Order was issued to remove and dispose of totes, tires, trash and miscellaneous debris from the property. Compliance date of May 23. Rechecked June 4. It appears a couple Excessive Consumption fees were sent to try and minimize the cost, but the work was still not done by late in the month and a work order was finally sent. A Cleanup was done July 10th for a total assessment of \$365.

Moermond: things piled along the side of the building. Tell me why you are appealing?

Alnabi: I was out of the Country at that time and I had a tenant and when I received the letter I asked the tenant to clean it up. He said he did, 3 days after that. When I received the statement last month and told the tenant they had to pay, they said they did clean it and asked me to appeal it. I am broke. As you can see, a tree fell on my property and the insurance said they wouldn't pay because the tree was from the back neighbor and I couldn't get any insurance information from them. They don't live in Minnesota. I have to pay for that. I don't know if you can give us a break at this time. I will take care of it the next time.

Moermond: it does look like a lot was cleaned up by the tenant from the photos I am looking at it. The totes and plastic shipping containers were gone. The main thing left were the tires. I can imagine both the tenant is giving you a straight answer about cleaning it up and at the same time missed the tires. I do still have that taken care of by the City. I do see you've pretty much taken care of things when they have come up. This seems to be singular. This is a commercial property too, so that makes it higher traffic.

Alnabi: yes, a small convenience store. That's the second problem, the people throw their trash behind the store.

Moermond: I'll recommend the Council deletes the assessment if we don't have any same or similar violations by September 10, 2025. I think your tenant made a good faith effort, but not an entire effort. I want to give credit for that as well.

2	City Council	02/12/2025	Adopted	
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Action Text: Adopted

Pass

2	Mayor's Office	02/13/2025	Signed	
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Action Text: Signed