

Exhibit A

MINUTES OF THE SPECIAL ASSESSMENT BOARD

May 14, 2019, 2:00 PM, Room 106A

MEMBERS PRESENT: Noah Schuchman, Chief Administrative Officer; Keith Hamre, Planning & Construction Services Director; Jim Benning, Director of Public Works & Utilities; Cindy Voigt, City Engineer.

ALSO PRESENT: Bob Asleson, City Attorney's Office; Leah Blevins, City Auditor's Office.

PERSONS PRESENT FOR AGENDA ITEMS: Jim Philbin, One Roof Community Housing; John Pleus; Richard Minotte; Blake Forcier.

Noah Schuchman called the meeting to order at 2:02 PM.

Minutes of the April 9 meeting were approved.

TABLED ITEMS:

None.

NEW BUSINESS:

Public hearings on reinstatement of special assessments on formerly tax-forfeit properties

Noah opened the public hearing shortly after calling the meeting to order and the SAB received the following comments from the parties requesting that the assessments on the tax forfeit properties they have purchased or are in the process of completing the purchase from St. Louis County not be reinstated.

Leah's handout listed ten tax forfeit parcels that the county was in the process of selling or had been recently sold to various owners and were to be considered by the SAB for reassessment of cancelled assessments due to tax forfeiture.

Jim Philbin representing One Roof Community Housing wanted to know if the garbage assessments for parcel 010-1800-00560 could be removed from the reassessment list. He stated that his organization does many affordable housing projects with the city and rehabilitates properties for resale to income eligible buyers. Leah mentioned that there was a demolition assessment that was not reinstated on the property.

John Pleus, 315 E. 9th St., regarding 010-1350-08460 (323 E. 9th St.) said that he was told that if the adjacent resident took care of tax forfeit property, he understood that the city may consider waiving the outstanding assessments. He requested that the outstanding demolition assessment not be reinstated. City staff reviewed the parcel size and location on the County's Land Explorer GIS website and determined the lot was large enough for a structure, and can be built on if it is a lot of record.

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Rick Minotte, 2308 W. 8th St., regarding 010-1220-05870 (adjacent property) said he has been working with St. Louis County for 25 years regarding the use of this tax forfeit property. His mother owns the property, and his son will ultimately own the property. He said the family has cleaned up the property, took care of it, and had a lease from the county the last 20 years. He said the property has no use for 8th Street given the steep grade and would like to have the street assessment removed. He wants credit for keeping the area clean. He does not have any abandoned vehicles, but does run a courier service on the property; he uses the lot for parking. He stated that the aerial photo does not show the existing condition of the property because he has cleaned it up.

Noah closed the public meeting.

Noah opened the discussion by inquiring what the SAB past practice is with these types of reassessments. Board members reminded all present that it has been past practice to reinstate the most recent 4-years of cancelled garbage assessments. This is to ensure that the garbage haulers continue to serve the community to keep the neighborhood clean. Leah explained that some of these garbage assessments go back several years because it takes time for a property to become tax forfeit, but in any case, the city reassesses only the last 4 years of outstanding garbage fees. Regarding street assessments, the city tends to reinstate those assessments unless the lot is unbuildable. Demolition assessments are considered on a case-by-case basis, but generally, if the adjacent owner has taken care of the property, the city tends to not reinstate those assessments.

Jim Benning moved to reinstate only the garbage assessments owed on parcel 010-4520-11500, and not to reassess administrative fees. Keith Hamre seconded and the motion passed unanimously.

Jim Benning moved to reinstate the garbage assessments owed on parcels 010-3300-03310 and 010-1220-05950. Keith Hamre seconded and the motion passed unanimously.

Keith Hamre moved not to reinstate the demolition assessment owed on parcel 010-1350-08460. Cindy Voigt seconded and the motion passed unanimously.

Keith Hamre moved not to reinstate the demolition assessment owed on parcel 010-1350-00620. Jim Benning seconded and the motion passed unanimously.

Keith Hamre moved to not reinstate the street assessment owed on parcel 010-3812-00760. Jim Benning seconded and the motion passed unanimously.

Jim Benning moved to reinstate the street assessment owed on parcel 010-2270-04080. Cindy Voigt seconded and the motion passed with Keith Hamre voting no.

Cindy Voigt moved to reinstate the street assessment owed on parcel 010-1220-05870. Jim Benning seconded and the motion passed with Keith Hamre voting no.

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The board had several motions that filed regarding the reinstatement of the street assessment owed on parcel 010-3970-01950. It was recommended that the SAB look more closely at developing a policy regarding street and utility reassessments. Ultimately, the motion was made by Noah Schuchman to reinstate the street assessment. Voigt seconded and the motion passed, with Keith Hamre voting against.

1. Blake Forcier – Interested in purchasing 010-0385-00150 (1953 Middle Lane) which has a large development assessment (Leah Blevins)

Mr. Forcier was considering purchasing this property to construct a new home and wanted to see ask the SAB in advance if they would be willing to not reinstate the outstanding street and utility assessments. The SAB reviewed the location and outstanding assessments on the County's Land Explorer GIS website, and observed that this was a recent development and that the purchase price and outstanding assessments are in line with the market.

Cindy Voigt made a motion stating that the intent of the SAB would be to reinstate the street and assessments owed on parcel 010-0385-00150 if purchased. Noah Schuchman seconded and the motion passed unanimously.

OLD BUSINESS:

None.

INFORMATION ONLY

Cindy stated that the minutes from the May 10 meeting would be brought to the June 11th meeting.

The meeting adjourned at 2:55 PM.

Next regular meeting: Tuesday, June 10, at 2:00 PM in Room 106A.

Respectfully submitted,

Noah Schuchman
Chairman, Special Assessment Board

Cindy Voigt, for Jeanne Horn
SAB Secretary