



April 15, 2021

Eritrean Community Center of MN  
C/O Dawit Solomon  
PO Box 40025  
St Paul MN 55104-8025

Bremer Bank, NA  
372 St Peter Street  
St Paul MN 55102

## Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

**The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:**

**1941 UNIVERSITY AVE W**

With the following Historic Preservation information: NONE

**and legally described as follows, to wit:**

MERRIAM'S OUTLOTS, LOTS 1 THRU LOT 18

**to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.**

On April 7, 2021 a Building Deficiency Inspection Report was compiled and the following conditions were observed.

**This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.**

This is a one-story, wood frame, commercial warehouse/storage facility with an attached two-stall vehicle door entryway on the north side of the structure.

The following is excerpted from the December 4, 2018 expired Team Inspection Report:

## **DEFICIENCY LIST**

1. Exterior - Fence - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Repair or remove the damaged area of fencing near the south wall of storage building.
2. Exterior - Throughout - Provide address numbers on building. Minimum size 4 inches. Must be reflective or lit at night. Post '1941 University' on the rear storage building, this is the St Paul Public Works assigned address for the rear garage storage building at same parcel as 1933 University Ave W.
3. Exterior - Throughout - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. Repair damaged siding and walls in an approved and weather-resistant manner. Scrape and paint as necessary where peeling. Repair damaged concrete block wall in an approved manner where step crack is forming on south side of building.
4. Fire Extinguisher - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
5. Fire Extinguisher - Provide approved fire extinguishers in accordance with the following types, sizes, and locations. Fire extinguisher must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible location.
6. Interior Storage - Provide and maintain orderly storage of materials throughout the interior of the building.
7. Interior Storage - Provide and maintain interior in a clean and sanitary condition. Dispose of trash and debris, and unused storage items throughout the building as necessary.

## **BUILDING – Exterior/Interior**

1. Replace roof covering and all decayed roof boards.
2. Replace and rebuild west wall as needed to meet code.
3. North section of building - ceiling support not adequate. Add 2 x 8 ceiling joist to the side of all single 2 x 6 joists.
4. South section of building - double all 2 x 6 ceiling joists.

## **ELECTRICAL**

1. Install missing electrical panel cover on the service panel to the current NEC.
2. All electrical work must be done by a Minnesota licensed electrical contractor and under an electrical permit.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **May 15, 2021** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs, and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollars (\$5,000.00)

performance deposit with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information please contact **Joe Yannarely** at **651-266-1920**, or you may leave a voice mail message.

Sincerely,

***Joe Yannarely***

Vacant Buildings Enforcement Inspector