

492 Prior

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DEC 13 2022
CITY CLERK

Good afternoon, my name is Kevin Ramirez, owner operator of E-Z Masonry and E-Z Snow Removal. I established my business nearly 40 years ago while still in college at Macalester, I am 62 years old and a lifetime resident of Saint Paul. I hold a master certificate of competency with Saint Paul in cement masonry and concrete finishing. I'm a state licensed building contractor and I have a small portfolio of real estate holdings, both commercial and residential. I have been a neighbor to Ron Anderson at 492 Prior Ave. for approximately 20 years. In that time, we have discussed the possibility of me purchasing his property on numerous occasions.

I recently learned of his dilemmas including the passing of his dear brother in October, delinquent taxes, and the recent revocation of his certificate of occupancy last week. With his permission and at the request of his son Dwayne Lohrke, I offered to step in to help him navigate the appeal process so that he may find a more comfortable exit strategy from what has been a lifetime in the welding blacksmith industry at this location. On Tuesday of last week, after I underwent shoulder surgery, I engaged my crew in the daunting task of cleaning up the inside and outside of the building. Over the course of the last week, we have hauled out two 10-yard dumpsters of scrap metals, nearly 2.5 tons of trash and construction debris, 5 cubic yards cardboard and 2 yards of recyclables. We have much more to do, but the space now has multiple wide lanes to work from and a temporary heater from Reddy rents has been running since last Wednesday to begin thawing and drying the space and contents. We have also bagged up and assisted in moving at least a pickup truck full of Mr. Anderson's personal belongings. We have met with Matt Sagarin and other prospective buyers who have already purchased and removed some of Mr. Anderson's auxiliary tools and equipment. I intend to coordinate with Pike auctioneers or the Hansen Auction Group to garner value and assist with the clearing of the remaining items that we will be willing to part with.

I have re-engaged both Fisher Roofing and Schroeder Roofing to determine updated cost for the roof replacement and probable scheduling for that work. I have contracted with Palin Kimball mechanical to install a new 20,000 BTU furnace sometime next week. I brought with me multiple photos today for your viewing pleasure to see the progress that has been made, and to give you a better sense of the yeoman's task we face, I am here today to ask for a 90-day extension to the Vacate Order issued. This will allow Mr. Anderson to secure

storage space for the many personal valuables he has on the property and will give me ample time to perform the roof repairs. Both bidding roofers have indicated a lengthy lead time for the materials and stressed the importance of operating under conducive weather conditions.

Finally, I assure you that I have worked with the DSI on multiple distressed structures and with the fire inspectors on my own properties. I have been in direct contact with their offices and look forward to working directly or indirectly with them to bring this property back into compliance as soon as possible.



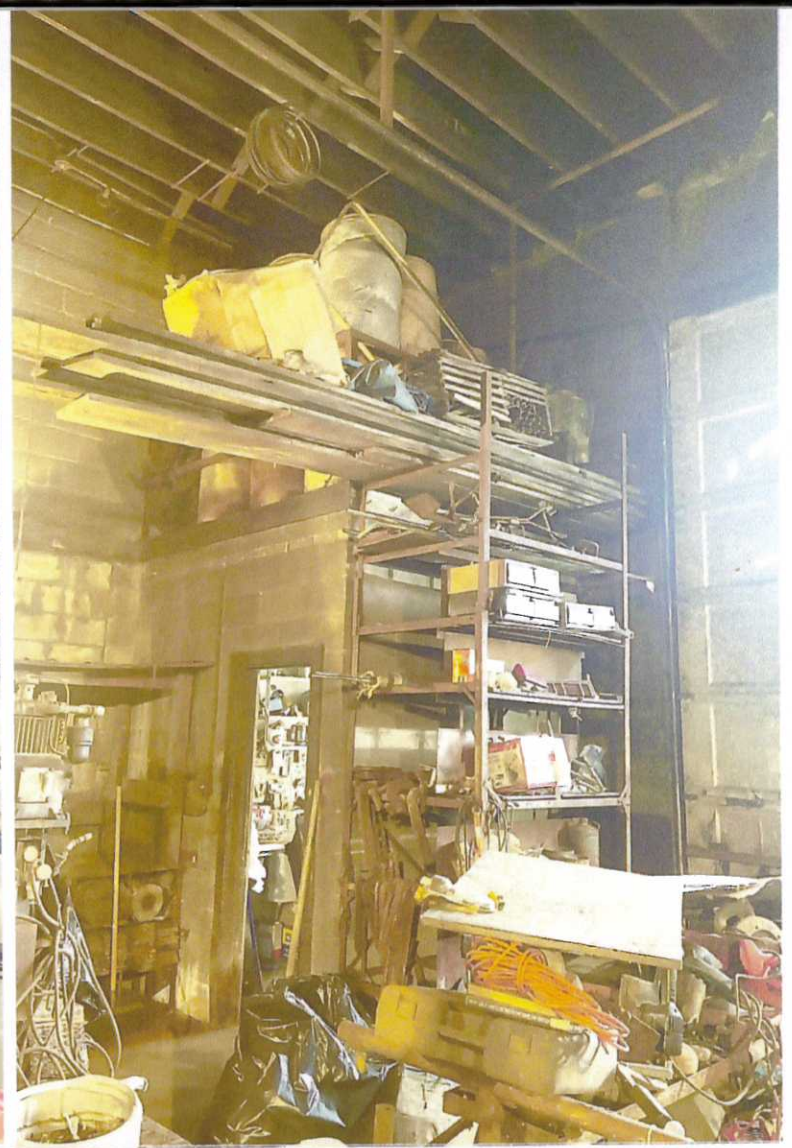
Rest Room Before + After



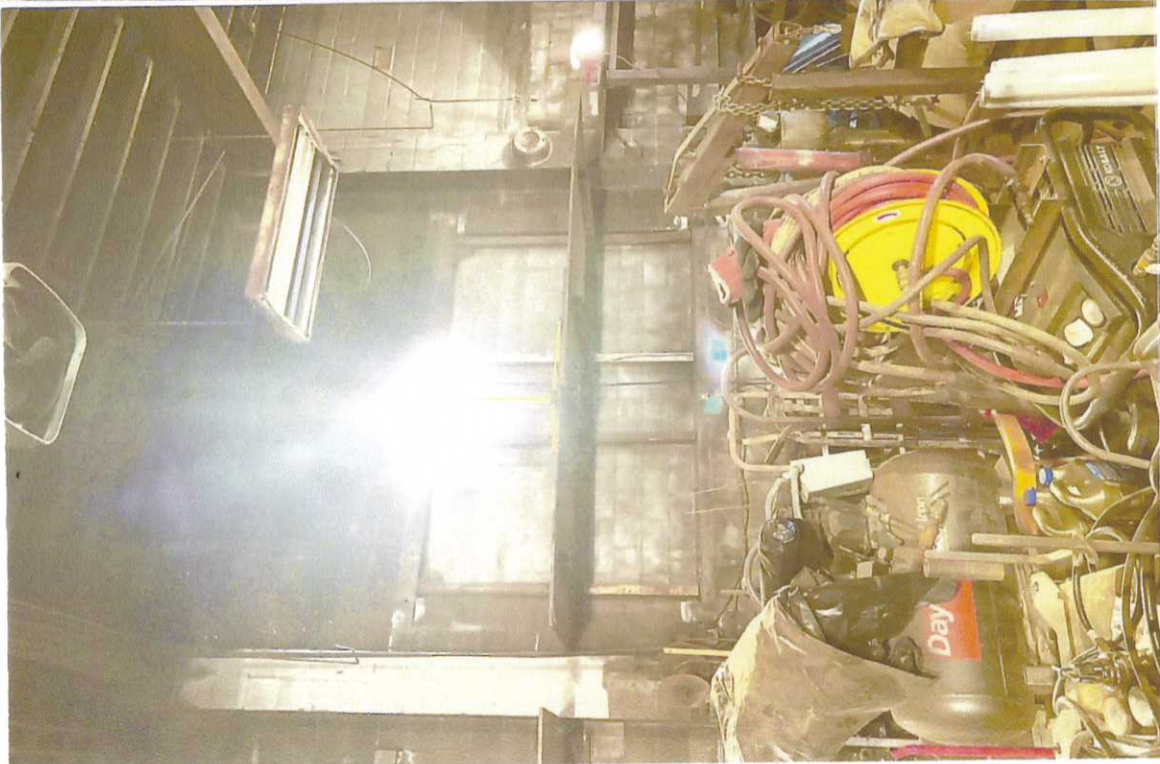
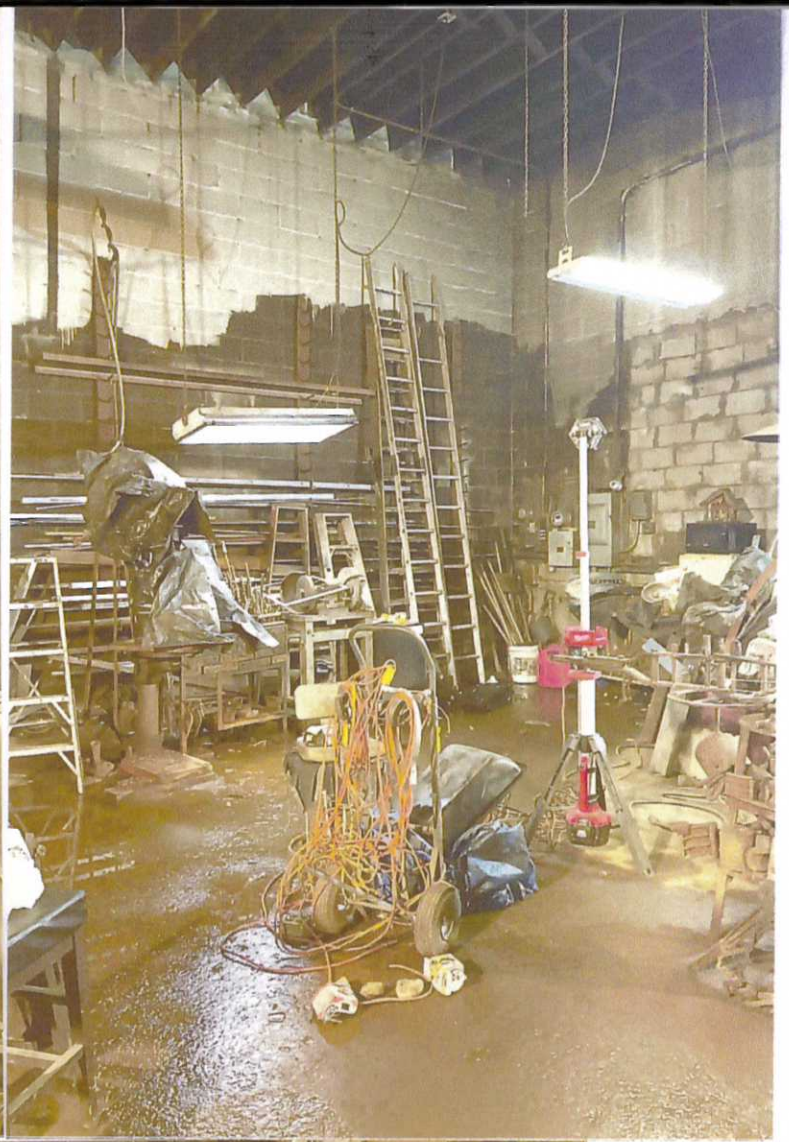
Upside
Down



N W Mezzanine Cleared Combustible removed



SW Mezzanine Cleared



Shelves Emptied



Scrap metals + Area Cleared for Traffic