

Calvin Mickel

316 Superior St.

St. Paul, MN 55102

November 7th, 2017

To The Legislative Hearing Officer,

Thank you for meeting with me today to discuss the matter of Vacant Building Registration for my home at 316 Superior Street.

A little background for you - I grew up in the house and purchased it from my parents when they retired and fled to a warmer climate. Eventually, I married and my wife and I moved into another home in Rosemount that would better support starting a family. We bought it from friends who also happened to be retiring and moving out of state, so we proceeded with haste.

The plan was to freshen up the St. Paul home and then sell it. Unfortunately, I discovered that I was upside-down on my mortgage. Short-sale of the house wasn't a viable option for us at the time. We did not rent the home because we wanted it empty to allow us to work on it.

In retrospect, considering how slow the market has been to recover, we should have rented it out. Instead, we've been shouldering mortgages on the two homes awaiting the time when we could sell the one at 316 Superior Street. Adding a new baby to the mix, our extra income to devote to renovations slowed to a trickle.

The house is actively kept up and attractive. The grass is mowed regularly and the sidewalk and steps are shoveled after each snowfall. I'm proactively resolving the issues raised by the fire inspector. For your review, I've attached pictures to provide confirmation.

I currently have two parties who have toured the house and are keenly interested in purchasing it. And while my intent is to sell the home, one of the parties is even asking to rent it if I do not sell. (Their parents live across the street, and she wishes to live near them.)

I'm very close to the end of my journey with this home before I turn it over to another family who will hopefully love it as much as I have. I will complete the remaining interior cosmetics over the winter, with the exterior (mainly paint touch up and trim) completed in the spring when the weather is fairer. I want to pass along the home in a condition that I am proud of, while benefitting everyone involved.

Thank you so much for hearing my voice on this.

Kind Regards,

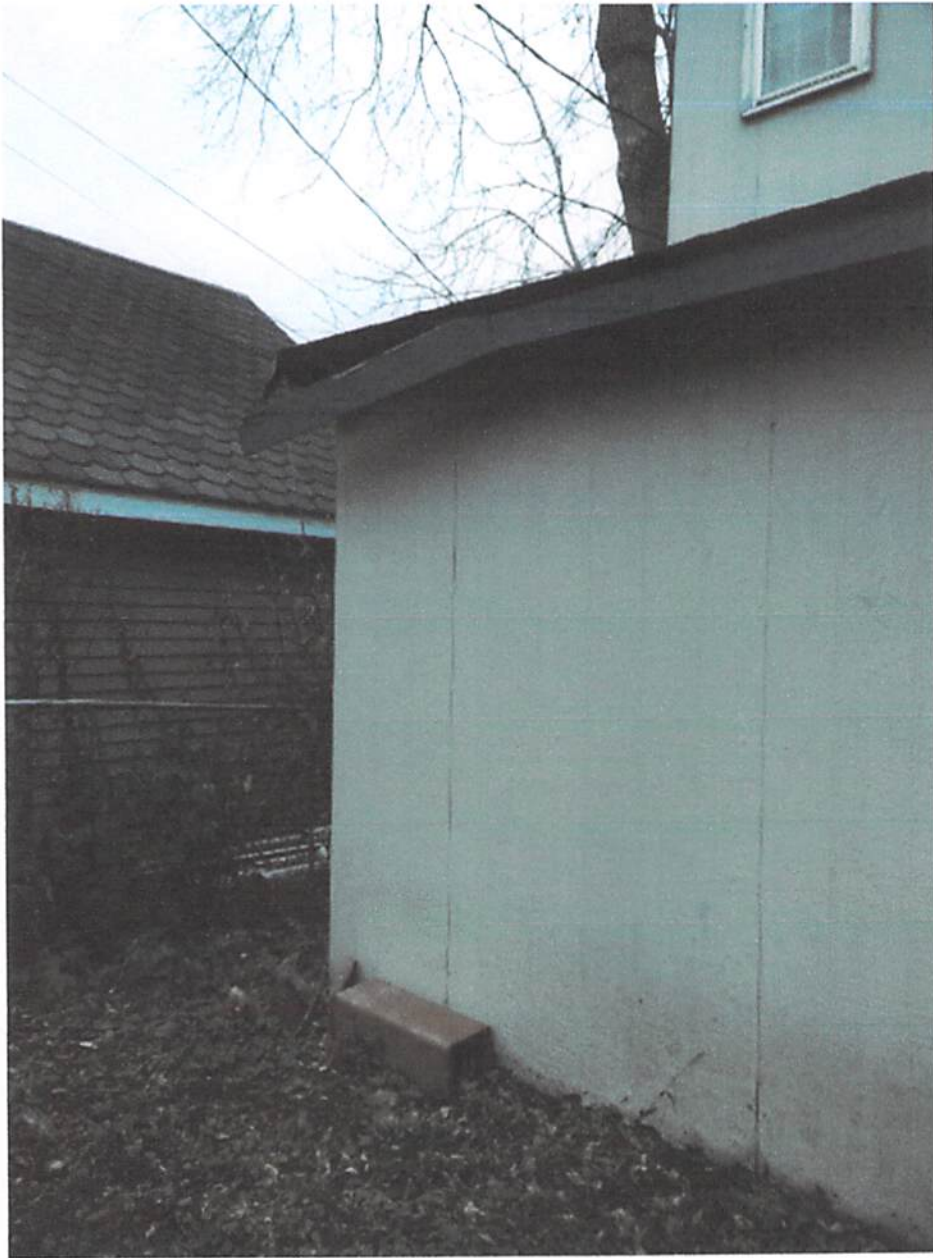
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Front of home



The back yard



Soffit repair before



Soffit repair after



New furnace, cleared the area around it



I have replaced the basement fire detector which had expired. Now all of the detectors in the home are up to date.