

From: Elton Mykerezzi <elmykerez@gmail.com>
Sent: Friday, January 30, 2026 6:57 AM
To: Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>
Subject: Fwd: 104 Dale Street N Saint Paul

You don't often get email from elmykerez@gmail.com. [Learn why this is important](#)

Think Before You Click: This email originated **outside** our organization.

Good Morning Alex,

My name is Elton Mykerezzi. I am one of the owners of Corridor Properties, which is responsible for 104 Dale St N. I'm writing to update you on the heating issue you were called to inspect. I am emailing you with some info and photos first, I will then call you to discuss this further.

On the day that we were first informed of the furnace issue (the 23rd) we got an emergency appointment with Bonfe to diagnose the problem. Bonfe was there within a couple of hours and found that a sensor had malfunctioned, cleaned it, re-ignited the furnace, and restored normal operation. Bonfe also indicated that the blower motor should be cleaned for longer-run reliability and that was the only recommendation they made. Bonfe's documentation is attached to this email. So when they left on the 23rd Bonfe said the system is functioning as intended, but recommended some longer term maintenance and cleaning. We opted not to clean the motor that day because it was extremely cold and did not want to stop operating the furnace for however long it would take to clean it, but have since done that.

On the system itself, when I bought the property it was a Category 2 property, and I was informed I was not allowed to pull permits as an owner, and had to hire a licensed contractor to design the system

and do all the work. We converted the house from an old baseboard heating system to forced air. We followed Cat 2 requirements, the licensed contractors designed and installed the system and the city inspected and passed it prior to issuing a certificate of occupancy, the property has been occupied since then (for some of the time by myself, and for some of the time by Eri, the person you have been speaking with on the phone) and it has continuously passed the standard city and section 8 inspections required for rental.

Given the above, when the correction orders were issued on the 26th, I was honestly taken aback because this system was installed and inspected following requirements and on the 23rd we had a clean bill of health from Bonfe (except for some long-term cleaning recommendations). We have investigated the issue further and have cleaned the blower motor and cleaned the vents since then. Before/after photos of the motor are attached.

To monitor conditions, we installed thermometers in each room. Attached are photos of the thermometer readings taken late afternoon on Wednesday; room temperatures ranged approximately 70°F to 80°F at that time (outdoor temperature was about 7°F). Our team also measured the temperature of the air coming out of each supply vent and the vents are bringing in air in the 120s. I am attaching a couple of screenshots of that as well.

Finally, I want to also make you aware of the overall situation with this tenancy; the tenant is very late on payments and we had originally sent a 14 day notice that we intend to file for eviction as required by statute. The letter preceded her first call to you. The tenant has also asked for assistance from what appears to be a pro-bono attorney to help them with this, and the attorney sent me the attached letter informing me that they are suing to take administratorship of the property based on your findings. The letter says they would have done this on Wednesday at Noon, but I do not know if they went forward with it. I have not received any other notices.

In summary, we believe that the system is working as designed (per Bonfe's opinion and our own measurements) and was designed properly (unless the licensed contractor we were required by the city to hire to design it and the city inspector that passed its originally made errors). If your opinion differs when you visit today, I would be more than happy to discuss this and work with you to find further solutions if you feel any are needed. I will also give you a call this morning to discuss this further or you can call my cell (540) 250 3834 at your convenience. I really appreciate you being willing to talk with Eri thus far, but given the stakes here I think it is best if you and I connected to discuss this.

Thanks,

Elton Mykerezi

Elton Mykerezi, PhD

Professor, Applied Economics,

University of Minnesota, Twin Cities

Co-Owner, Corridor Properties LLC

Cell: 540-250-3834

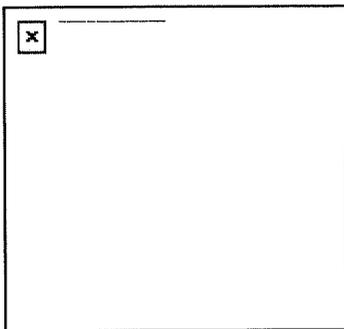
<https://www.apec.umn.edu/people/elton-mykerezi>

At the time of my inspection on 01/23, the furnace was running, and the interior temperature with space heaters in use was ranging between 60 and 65 degrees. The measurements I took did not meet the minimum requirements by the city of St Paul at the time of the inspection, I ordered compliance no later than 3:00pm that day. On Monday 01/26, I was informed that the temperature was still not meeting the minimum required temperature. A site inspection, and temperature reading confirmed that the standard had not been met prompting the condemnation of the property.

All landlord tenant issues and disputes are civil issues and does not affect the requirements set forth by the City of St Paul, the State of Minnesota, any adopted codes, nor do they affect the enforcement of the codes.

If the temperature does not meet the minimum requirement today in all habitable spaces, the property will be vacated and shall not be occupied until approved by this office. Inspections and permitted work that has been completed prior to my inspections do not change the conditions I had observed at the time of the inspection.

If you disagree with the orders issued, you have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.



Alex Dravis

Fire Safety Inspector II

Pronouns: He/Him

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Elton Mykerezi, PhD
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On Fri, Jan 30, 2026, 10:42 AM Elton Mykerezi <elmykerez@gmail.com> wrote:

Hi Alex,

Thank you for your email. I understand the statute and I know you have a job to do. I just wanted to reach out personally and assure you that we're not trying to game the system here. We have always operated in good faith and followed all the rules regarding this property, from how the system was designed to how we responded to your January 23 orders (by getting an emergency appointment with the first reputable company willing to get there that very cold day and doing exactly what they recommended that we do).

If you find the heating system in this property to be hazardous and have to order the property evacuated we will understand your decision but quite frankly we and the Bonfe technicians who responded to the call will be genuinely stumped as to what the technical causes of such a system failure might be. Should that turn out to be the case we will immediately call another HVAC company for a second opinion on why this system is failing and what the recourse would be. We have been working to be good citizens in good faith and will continue these efforts as necessary.

Elton Mykerezi, PhD
Professor, Applied Economics
University of Minnesota Twin Cities
tel: (540) 250 3834

On Fri, Jan 30, 2026, 8:49 AM Alex Dravis <Alex.Dravis@ci.stpaul.mn.us> wrote:

Good morning, Elton.

St Paul Legislative Code 34.11 (6) states "Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit with an outside temperature of minus twenty (-20) degrees Fahrenheit. The owner shall maintain a minimum room temperature of sixty-eight (68) degrees Fahrenheit. Installation, repair or alteration of heating facilities, space heaters and water heating facilities shall be in accordance with the Legislative Code, Chapter 33, and the state mechanical code. The enforcement officer may require the owner of residential property to provide current proof of service of any heating or space heating facility by a licensed contractor, which must include a carbon monoxide reading. Every space heating, cooking and water heating device located in a structure shall be properly installed, connected, maintained and capable of performing the function for which it was designed in accordance with the provisions of the plumbing and mechanical codes."

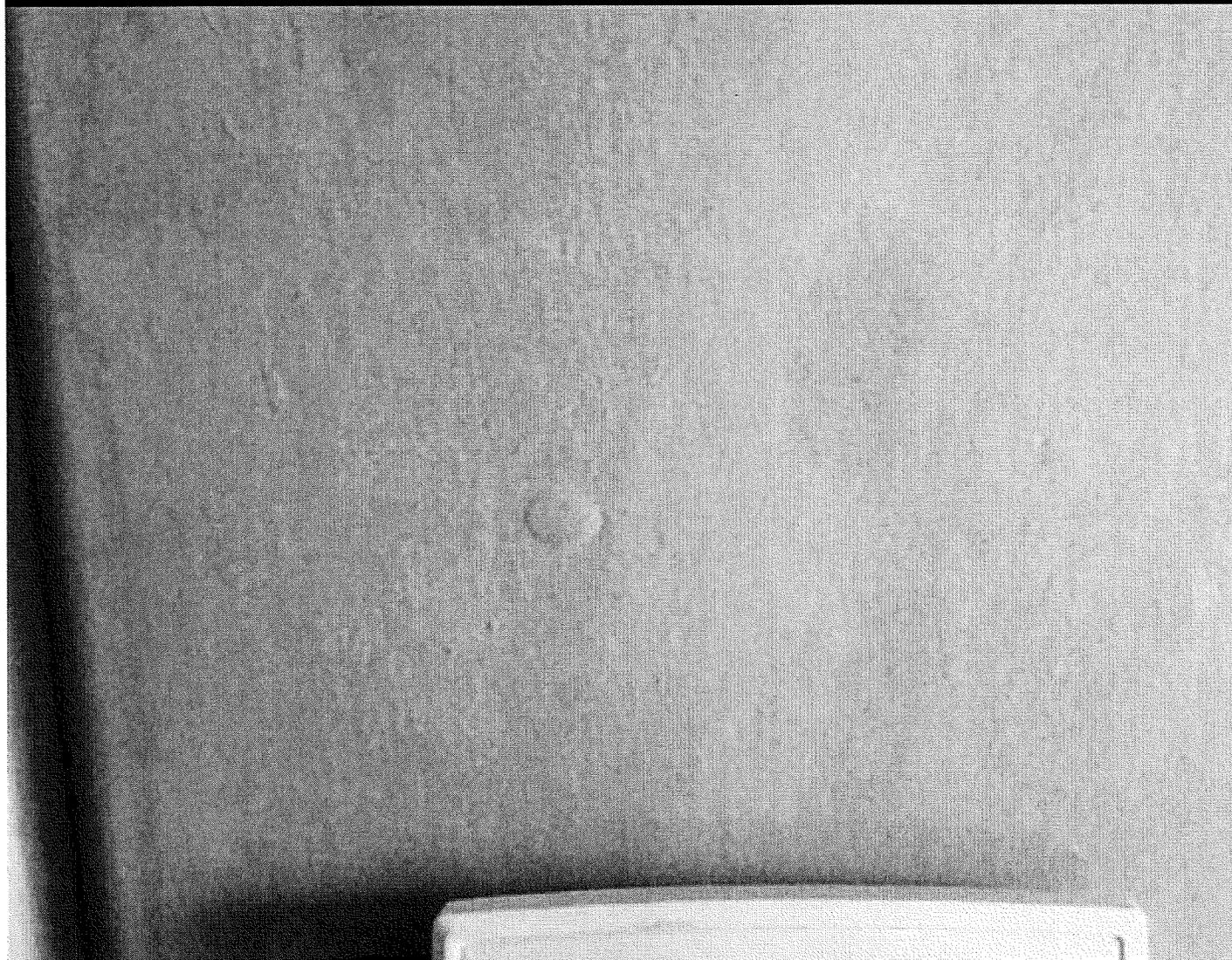
10:39   



Jan 30

10:33 AM

 Back up now



At 10:30 Eri stepped outside for a few minutes and when he returned he found that someone had again lowered the thermostat down to 61F! Photo of that is attached.

One more update here! Our property manager Eri went to the house to await your arrival, and when he went in the thermostat was set to 71. Yesterday we left it at 73 and asked the tenants not to change the temperature. He also measured the supply air and it was at 104F. He then measured the same supply after 10 minutes and the air was coming at 120f. This is consistent with tenants deliberately lowering the temperature and turning off the furnace.

Alex Dravis

From: Alex Dravis
Sent: Friday, January 30, 2026 11:37 AM
To: 'Elton Mykerezzi'
Subject: RE: 104 Dale Street N Saint Paul

As stated, I do not offer opinions, and no, I did not. In our conversation on 01/23, I commented that the furnace was running and producing heat, it is just not producing enough to sustain 68 degrees. I said something along the lines of, "it's possible that the furnace is not adequate for the size and age of the building, but that would be a conversation with your HVAC contractor."



**SAINT PAUL
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From: Elton Mykerezzi <elmykerez@gmail.com>
Sent: Friday, January 30, 2026 11:27 AM
To: Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>
Subject: Re: 104 Dale Street N Saint Paul

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One more follow up question for you please. Eri said that on the phone you had told him that in your opinion the house will need a new furnace. Is this correct and is this still your opinion?

Thanks,

Elton Mykerezzi, PhD
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On Fri, Jan 30, 2026, 11:59 AM Elton Mykerezzi <elmykerez@gmail.com> wrote:

Hello Alex,