

LegislativeHearings - Vacant Building Appeal -- 489 Hatch Avenue

From: "Dave Broenen (dbroenen)" <dbroenen@cisco.com>
To: "LegislativeHearings LegislativeHearings" <LegislativeHearings@ci.stpaul.mn.us>
Date: 8/15/2011 2:55 PM
Subject: Vacant Building Appeal -- 489 Hatch Avenue

Hello,

The purpose of this message is to provide information that can be used in considering my appeal of the \$1,100 Vacant Building Fee assessed to the above-mentioned property.

I request that you consider the information in this message as you process my appeal to the vacant building fee, as neither I, nor my property manager (Michael Surface, AIMS Realty), will be able to attend the appeal hearing scheduled for 08-16-2011

Background:

The property at 489 Hatch Avenue was recently vacated by a tenant in possession of the property for 1 1/2 years. Approximately six months prior to their occupancy, I purchased the building as Category 1 vacant building. Following acquisition, I invested \$30,000 in rehabilitation costs (repairs to plumbing; electrical; bathroom; kitchen remodel; new stove, refrigerator and washing machine; carpet; paint; etc.) The property's condition suffered greatly during the tenants' occupancy. Since their departure, my property manager, Mike Surface, has been working to complete the repairs cited by the City as swiftly as possible. As shown in the itemizations below, the roof has been replaced. I have also paid \$868 to SPRWS to resolve the previous tenant's delinquent water and sewer bills. Consequently, the water service can be restored once again. Mr. Surface is also screening applicants, so the property can be re-occupied as soon as repairs have been signed off and approved by the code enforcement officials.

Roofing: completed...all new roofing house and garage.

Paint: completed...walls, ceilings and trim all re-painted.

Flooring: old flooring removed, new flooring selected and scheduled for installation.

Utilities: gas turned on, electric turned on, water scheduled for turn-on.

Rubbish: excess tenant debris and trash hauled.

Occupancy: September 1 move-in, pending City approvals.

I appreciate the City of Saint Paul and its concern to keep the city safe and a great place to live. Managing blight and keeping buildings occupied is a key part of that. As the owner who as purchased and rehabilitated multiple vacant buildings in Saint Paul--and having been born and raised there--I want to continue doing my part to support the City's efforts.

Please consider the role that the \$1,100 vacant building fee can play in funding and expediting repairs needed to correct significant tenant damage and meet the goal of restoring the home to the very livable condition it had less than two years ago.

Many thanks for your consideration.

David Broenen
Property Owner
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