



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

APR 18 2025

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

CITY CLERK

☒ \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)

☒ Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

☐ Walk In

☒ Mail

☐ Email

Appeal taken by: _____

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, May 6, 2025

Location of Hearing: _____

☒ Telephone: you will be called between 2:00 p.m. & 4:00 p.m.

☐ In person (Room 330 City Hall) at: _____

(required for all condemnation orders and

Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1039 Arkwright St City: St Paul State: MN Zip: _____

Appellant/Applicant: North Broadway Properties LLC Email: dan.s@servicerestoration.com

Phone Numbers: Business _____ Residence _____ Cell 952-292-0366

Signature: [Signature] Date: 4-18-25

Dan Schmidt

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 315 S Walnut Street, Belle Plaine, MN 56011

Phone Numbers: Business _____ Residence _____ Cell 952-292-0366

What is being appealed and why? Attachments Are Acceptable

☐ Vacate Order/Condemnation/
Revocation of Fire C of O

☐ Summary/Vehicle Abatement

☒ Fire C of O Deficiency List/Correction

☐ Code Enforcement Correction Notice

☐ Vacant Building Registration

☐ Other (Fence Variance, Code Compliance, etc.)

Application for Appeal - Responses attached.

Ms. Jones was served and eviction was started and scheduled

to be heard on April 22 and multiple of the violation are directly related

to her and her kids. Security cameras were stolen and damaged as well.



April 11, 2025

Dan Schmidt
315 S WALNUT ST
BELLE PLAINE MN 56011

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 1039 ARKWRIGHT ST
Ref. # 105641

Dear Property Representative:

An inspection was made of your building on April 3, 2025, in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will be made on May 7, 2025, at 10:00 am.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. 1039 - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -
 - a. Paint bubbling and peeling
 - b. Water stains
 - c. Possible water leak
2. 1039 - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -
 - a. Paint bubbling and peeling
 - b. Water stains
 - c. Possible water leak

3. 1039 and 1041 - Front Entrances - MSFC 505.1 - The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm)-
 - a. Address numbers hand-written on paper taped to mailboxes
 - b. Permanently affix address numbers as required
4. Exterior - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair. -
 - a. Repair or replace damaged and missing screens
5. Interior - Rear Common Stairwell - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-
 - a. Electric conduit brackets not secure
 - b. Conduit hanging loosely and not secure
 - c. Electrical line and conduit are not enclosed within the wall
 - d. Repair or replace electrical conduit and/or wiring to a professional state
6. Interior - Rear Common Stairwell - MSFC 705.1 - Provide, repair or replace the fire rated door and assembly. Swinging fire doors shall close from the full-open position and latch automatically the minimum rating must be: 20 minutes-
 - a. Upstairs door not properly installed
 - b. Door is exposed and unfinished
 - c. Unit doors exit into rear common area stairwell which is emergency escape path for both units
 - d. Fire doors do not close under their own power and latch
 - e. Repair or replace fire doors to meet the 20-minute fire rating This work requires a permit
7. Interior - Rear Common Stairwell - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -
 - a. Missing globes and light covers
8. Interior - Rear Common Stairwell - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -
 - a. Paint cracked, chipped, and peeling
 - b. Lathe boards exposed on walls and around doors
 - c. Repair walls to a professional state of repair
9. Interior - Rear Common Stairwell - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -
 - a. Flooring tiles peeling and missing
 - b. Repair or replace flooring to a professional state

10. Interior - Rear Common Stairwell - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -
 - a. Paint cracked, chipped, and peeling
 - b. Repair ceiling to a professional state of repair
11. Interior - Rear Common Stairwell - MN Stat. 299F.362, MSFC 1103.8, MSFC 1103.8.1 - Immediately provide and maintain a smoke alarm located in hallways outside sleeping rooms, in sleeping rooms, on each level of the building and in basements. On ceiling or wall (less than 12 inches below ceiling). On center of ceiling above stairways. Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced-
 - a. Missing multiple smoke alarms
 - b. Replace smoke alarms
 - c. No 24-hour restart as there are working smoke alarms within unit
12. MSBC - Section 1300.0120 Part 1 - Permits Required. An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.-
 - a. Flexible electrical conduit was installed without permit
 - b. A permit is required for any changes to the electrical system

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

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 the original orders.

If you have any questions, email me at: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 105641

North Broadway Properties LLC
315 S Walnut St
Suite 30
Belle Plaine, MN 56011

April 18, 2025

Application for Appeal- Responses

History of the situation:

Lower unit of Duplex - We have a current tenant in 1039 Arkwright St, St Paul (Tarah Jones), MN who just moved into the property on February 1, 2025, and currently being evicted on March 9, 2025, our court hearing is April 22, 2025.

- Prior to Ms Jones moving into this unit which was occupied by another family it was repainted, repaired some holes in the wall and life safety items corrected.

Upper Unit of Duplex – Marie Williams moved out on February 15, 2025, back to her home state of Illinois to help family with medical issues, she has resided in the property for 7 years.

Ms. Jones initially called in for a complaint after she was served with her eviction paperwork due to no heat per speaking with Daryl Chute St Paul Fire Safety Inspector II. When Mr. Jones arrived, he said the heat was working and there was no problem.

- Ms. Jones never notified me or in her dashboard (Doorloop) there was an issue. Doorloop is a property management software to help manage tasks and time stamps to ensure things are taken care of in a timely manner.

Eviction was Served on April 5, 2025, and this complaint was called in after the fact.

We have 12 items identified on the list.

- 2 items (Items 1 and 2) were identified as water damage that just happened. Once notified the corrective repairs took place to dry it out. Repairs of the ceiling and wall will be done once the tenant is out of the property.
- 3 items - Damaged by tenant and currently dealing with (Items 4, 7 and 11)
 - Screens were installed prior to Ms. Jones moving in.
 - Missing light fixture globes were installed prior to Ms. Jones moving in
 - Missing smoke detectors were installed prior to Ms. Jones moving in
 - (2) security cameras were stolen and removed that was not identified in the rear stairwell and basement. Ms. Jones and her family are the only people living in this building.

North Broadway Properties LLC
315 S Walnut St
Suite 30
Belle Plaine, MN 56011

- 5 items – Identified are things that have been identified and currently in the remodel of the 1041 unit and common areas.

Conclusion, it is clear Ms. Jones is not happy that she is being evicted in less than two months of moving into the property and has continued to do things to cost the property duress and hassles.

I appreciate your taking a look at my appeal and making a fair decision based on the facts of this case.

Sincerely,
Dan Schmidt
North Broadway Properties
315 S Walnut St
Suite 30
Belle Plaine, MN 56011

A handwritten signature in black ink, appearing to be 'DS' or 'Dan Schmidt', located below the typed name.



