



APPLICATION FOR APPEAL

RECEIVED

NOV 16 2011

CITY CLERK

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number _____)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In

YOUR HEARING Date and Time:

Tuesday, 12-6-11

Time 2:30 P.M.

Location of Hearing:

Room 330 City Hall/Courthouse

e mailed 11-16-11

Address Being Appealed:

Number & Street: 511 Edmund Ave City: St Paul State: MN Zip: 5

Appellant/Applicant: Titus Contracting LLC (Scott) Email scott@tituscontracting.com

Phone Numbers: Business 952 746 7817 Residence _____ Cell 952 454 0545 (Scott)

Signature: [Signature] Date: 11/11/11

Name of Owner (if other than Appellant): Osprey I LLC

Address (if not Appellant's): 855 Village Center Dr Suite 35B
Elizabeth Coudrie Scott Grausnik

Phone Numbers: Business 651 260-7815 Residence 651-260-7805 Cell 651 246-4059

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
 - Fire C of O: Only Egress Windows
 - Code Enforcement Correction Notice
 - Vacant Building Registration
 - Other
- please see attachment

Jim Seeger
651-266-9046
Matt Dounfelt
651-266-1902

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
651-266-8989
651-266-1919
www.stpaul.gov/dsi

October 21, 2011

Osprey I Llc
855 Village Center Dr Ste 356
Saint Paul MN 55127-3016

Im for Steve Magner 11/8/11

VACANT BUILDING REGISTRATION NOTICE

The premises at **511 EDMUND AVE**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required to register this building with the Department of Safety and Inspections, Vacant Buildings Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$1,100.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by November 21, 2011.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (651) 266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection And Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this Notice.



November 11, 2011

RE: 511 Edmund Ave

To whom it may concern:

We have received the Vacant Building Registration Notice dated October 21, 2011 and are appealing the registration. I spoke with Matt Dornfelt at the city and he informed me we could still pursue this appeal.

Lisa Martin, Fire inspector, was out to inspect the property on August 18, 2011 for the renewal of the Fire Certificate of Occupancy. The tenant was not home so we could not access the property. At this point we had ongoing issues with the tenant regarding both late payments on rent and getting citations from the city of St Paul due to the tenant leaving various types of debris outside the garage and home. We had threatened evictions and kept hearing from the tenant they would cooperate, get up to date on their rent, and clean up the yard. Numerous times Titus Contracting was out to clean up the yard due to the warnings from the city at Osprey's expense.

We received notice shortly after that inspection that Excel had terminated service due to non-payment. We were informed that the tenant had been contacted in July to make payment arrangements with Excel, they agreed to make arrangements but that did not pursue any financial solution with the utility provider. We continued to try and come up with a solution with the tenant and the lack of power at the home- again and again being assured they would work out a solution.

Lisa Martin was to conduct an interior inspection in September but she needed to reschedule. We did inform her that we were not going to work on exterior repairs until we had the full report as Osprey owns 24 properties in St Paul and had 3 section 8 properties and one Fire Inspection we were preparing for. We rescheduled for October 19th. On October 7, 2011 we received a call from Lisa that the property had been condemned due to the lack of power and that the tenants needed to be out.

The tenants were very slow to vacate and had one day prior to Lisa's inspection actually "moved out" of the property. We had no time between their moving out and Lisa's inspection on the 19th to do any repairs or cleaning. The property had indeed been trashed by the tenants. The lack of power caused food to spoil and there was an odor throughout the property. Prior to this tenant moving in this spring we replaced the countertops, all the carpet, repaired doors and walls, painted the entire interior, installed smoke detectors and C\O detectors to code. Based on the tenants abuse of the home you could not tell, upon their move out, that any of this work had been preformed. Upon the inspection on

October 19th Lisa found the house in complete disarray. She contacted additional inspectors and the property was determined to be a Cat 2 vacant.

It is our opinion that this happened too quickly. We recognize and take responsibility for the fact we had a tenant that was cited numerous times for violations due to the business they continually tried to run despite our threats of eviction. (It is our understanding they were trying to run an auto repair and parts business). They are gone now and we are very interested in repairing the exterior and interior immediately. We have cleaned out the entire interior and removed all their debris from the exterior, as can be seen by the included pictures. Our intentions are to reside the home and garage (this was an item originally budgeted for next spring), repair the fascia and soffit, repair windows that have been damaged, replace the carpet and vinyl flooring throughout, paint all the interior, repair or replace any plumbing fixtures the tenants damaged, replace cabinets and repair the countertops. The city of St Paul, I am sure you would agree, has plenty of properties on their vacant registry. It would be in both the cities and Osprey's best interested to immediately repair the property and get it ready for a tenant that will respect the property. The additional expense for the registration, code compliance report, and the requirements that might be made to the property since it was originally constructed in the late 1800's would be detrimental the owners ability to afford to repair the property. We hope that you will work with us on this and remove the Cat 2 vacant registration. We will then work with Lisa Martin to immediately repair all items she requires.

Thank you for your consideration.

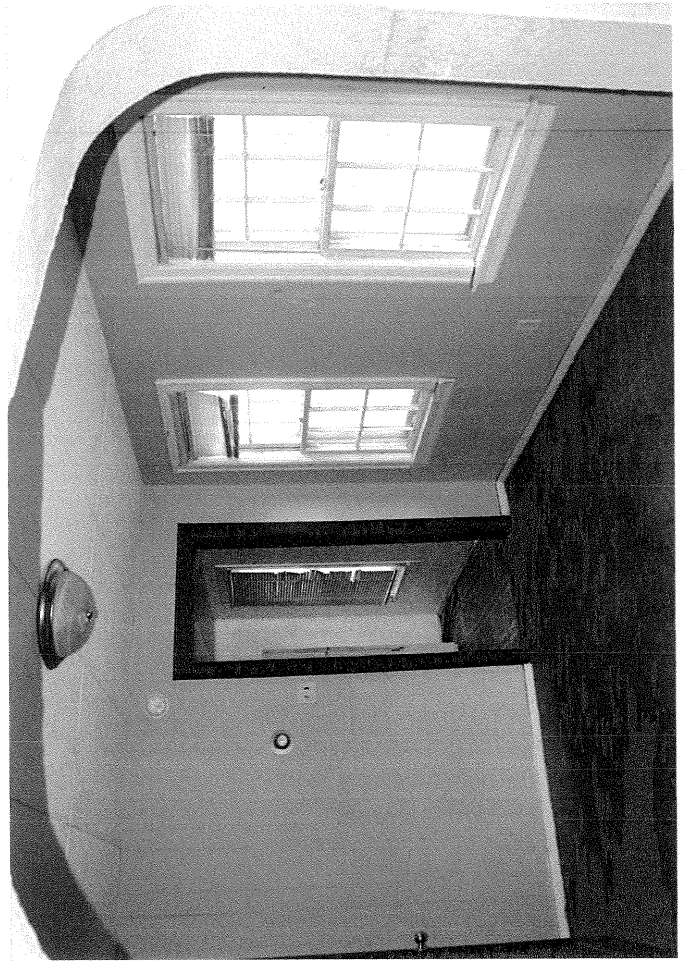
Sincerely



Scott Rajavuori

Titus Contracting LLC

Property Maintenance company for Osprey LLC





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

October 10, 2011

OSPREY II LLC
855 VILLAGE CENTER DRIVE STE 383
ST PAUL MN 55127-3016

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 511 EDMUND AVE

Dear Property Representative:

Your building was inspected on October 10, 2011.

The building was found to be unsafe, unfit for human habitation, a public nuisance, and a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

A re-inspection will be made on October 19, 2011 at 10 AM.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Exterior - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.
2. Exterior - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.

3. Exterior - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.
4. Exterior-House and Garage - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
5. Exterior-House and Garage - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
6. Exterior-House and Garage - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
7. Interior - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-Restore power or vacate immediately.
8. Interior - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Restore power or vacate building.
9. Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.

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: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: lisa.martin@ci.stpaul.mn.us or call me at 651-266-8988 between 6:30 - 8:30 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin
Fire Inspector

cc: Housing Resource Center
Force Unit