

RLH TA 11-367

Kil-Ben Investments, LLC
80 E. Arlington Avenue
St. Paul, Minnesota 55117
Email: rlbbracs@aol.com

Telephone: 651-488-6113

Fax: 651-489-1405

September 13, 2011

Mr. Steve Magner
Property Code Enforcement
375 Jackson Street
St. Paul, MN 55101

Re: 1050 N. Kent Street
File # J1112B
Assessment # 118117

Mr. Magner,

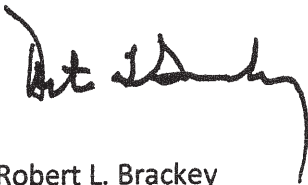
We received the attached "Ratification of Assessment" for our property at 1050 N. Kent Street in today's mail. The letter states that the "Purpose" is to consider approval of the assessment for Emergency Boarding and Securing and/or Boarding of Vacant Building during the month of June 2011. We have absolutely no knowledge of this assessment. Moreover, at no time were we contacted, given proper notice or opportunity to address the claimed "breach" of the property, lest the building itself.

In lieu of the notice, we placed calls to the telephone number listed on the notice (651-266-8858) to which we were referred to the division of Assessments (651-266-8989). After prolonged and arduous explanation from our representative, the employee in Assessments (Marie) was able to quasi-ascertain where the City of St. Paul had been invoiced by Restoration Professional \$276.95 for board up fees. Furthermore, she informed us of an additional, bundled charge of \$115.00 for safety and inspection fees. She was unable to extrapolate any other information.

To the best of our knowledge the property is, and has been, secure and safe per city guidelines and ordinances. As property owner, we should be notified and be given the opportunity to address, evaluate, rectify and solve a problem before the City calls a contractor. We would like to see documentation as to how the City became aware that there was an issue with the property and why it was determined to call a contractor and not us the property owner.

Any assistance you can give us with this matter will be greatly appreciated.

Thank you,

A handwritten signature in black ink, appearing to read "Robt L Brackey", with a long, sweeping tail extending downwards and to the right.

Robert L. Brackey
Property Manager



Saint Paul City Council Public Hearing Notice Ratification of Assessment

OWNER OR TAXPAYER

Kil-ben Investments Llc
80 Arlington Ave E
St Paul MN 55117-4066

COUNCIL DISTRICT #
PLANNING DISTRICT #
FILE #J1112B
ASSESSMENT #118117
PROPERTY ADDRESS
1050 KENT ST
PARCEL ID
25-29-23-23-0001

PROPERTY TAX DESCRIPTION

SECTION 25 TOWN 29 RANGE 23 SUBJ TO KENT AND MACKUBIN STS AND EX S 270 FT THE NE 1/4 OF SW 1/4 OF NW 1/4 OF SEC 25 TN 29 RN 23

Please return the GOLD card within 5 days if you wish to be heard by the Hearing Officer

LEGISLATIVE TIME: Tuesday, September 20, 2011 at 9:00 AM

HEARING PLACE: Room 330, Third Floor, City Hall-Court House, 15 W Kellogg Blvd
An inspector will be present at this hearing to report on what occurred at your property.

THE TIME: Wednesday, October 05, 2011 at 5:30 PM

PUBLIC PLACE: City Council Chambers, 3rd FL City Hall-Court House, 15 W Kellogg Blvd
HEARING Oral or written statements from an owner will be considered by the Council as a further appeal after first attending the Legislative Hearing.

PURPOSE To consider approval of the assessment for:
Emergency Boarding and Securing and/or Boarding of Vacant Building during the month of June 2011.

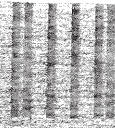
ASSESSMENT INFORMATION The proposed assessment for the above property is **\$416.95**. If the City Council approves the assessment you will have 30 days to pay without interest. Any unpaid balance will be collected with your property taxes over 1 year at **4.7500%** interest. The proposed roll for this project is available for review in the Real Estate Office, 25 W. 4th Street - 10th floor - City Hall Annex.

HOMESTEADERS The number of years to repay this assessment can be extended if paying the amount of this assessment in one (1) year is determined to create a financial hardship. Call 651-266-8858 to discuss this option.

NOTE THIS IS NOT A BILL. YOU WILL RECEIVE AN INVOICE AFTER THE HEARING SPECIFYING THE AMOUNT APPROVED BY THE CITY COUNCIL WITH COMPLETE INSTRUCTIONS ON HOW TO PAY THIS ASSESSMENT.

Invoice will be sent to the taxpayer

Mailed Tues. Sept 13, 2011

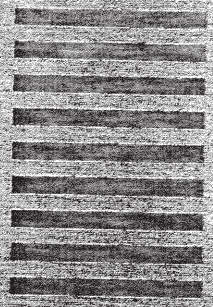


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 4406 ST. PAUL, MN

POSTAGE WILL BE PAID BY ADDRESSEE

DSI - Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101-9700



Disputes or Questions on Summary Abatement Assessments

We are providing you with this card to give you an opportunity to resolve any questions you may have on this assessment.

Please fill out the information and return this postage-paid card so that we can have your file at the hearing before the legislative hearing officer. Please provide a day phone number. Discussion with staff does not waive your right to appear before the City Council.

NAME: Kip Dan Investments, LLC (day) Phone No: 651-488-6413
(print legibly) (include area code)

Property Address: 1050 N. Kent St. File No: J1112B

COMMENT/QUESTION: We were given no proper warning or
(print legibly)

opportunity to address the issue.

Please return this GOLD CARD within 5 days IF you wish to speak with the Hearing Officer.

Necesite un interprete en espanol. Xav tau ib tas hmoob txhais lus.