

## Mai Vang

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**From:** Marcia Moermond  
**Sent:** Tuesday, May 6, 2025 5:33 PM  
**To:** Sean Ryan  
**Cc:** Rob Clapp; Amy B gmail; John Barry; Liza Sterletske; Mitchell Imbertson; Nathan Bruhn; James Hoffman  
**Subject:** RE: 685 Minnehaha Site Visit

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**From:** Sean Ryan <[sean@holeinonemgmt.com](mailto:sean@holeinonemgmt.com)>  
**Sent:** Friday, April 25, 2025 2:30 PM  
**To:** Mitchell Imbertson <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)>  
**Cc:** Rob Clapp <[rob@holeinonemgmt.com](mailto:rob@holeinonemgmt.com)>; Marcia Moermond <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>; Amy B gmail <[amybrendmoen@gmail.com](mailto:amybrendmoen@gmail.com)>; John Barry <[john.barry@holeinonemgmt.com](mailto:john.barry@holeinonemgmt.com)>; Liza Sterletske <[liza@holeinonemgmt.com](mailto:liza@holeinonemgmt.com)>  
**Subject:** Re: 685 Minnehaha Site Visit

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Hello Supervisor Imbertson,

Following up on the list of items that you needed completed for the CofO to meet fire code. We've completed the list on our end, and are waiting on Xcel Energy to place the meter socket and connect the mast for final electrical, as I testified to at the April 16 City Council meeting. This item was laid over to May 7 per the advice of LH Officer Moermond. Attached are photos to confirm completion and file in the record. I've copied LHO Moermond here as well.

If you would like to schedule another walk-thru when Xcel completes the hookup we can certainly arrange that.

We appreciate your comments and expertise on getting this building into compliance.

Thanks!

On Fri, Mar 7, 2025 at 3:49 PM Mitchell Imbertson <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)> wrote:

Sean,

Sorry for any confusion here, there was no report sent. I provided an update to the Legislative Hearing Officer for the City Council on this for the hearing, which I believe is set for 3/18 next. I'm unable to send any kind of formal

letter on it without getting approval from the Council to go forward with the partial Certificate of Occupancy approach.

One factor is that everything is stayed during the appeal until they make an official ruling. The other factor is that unless they give us the ok to do a partial certification, the building is still currently classified as a Registered Vacant Building, Category 2 which would have different requirements to re-occupy. A Category 2 or Category 3 Vacant Building would normally require what the ordinance calls a “Code Compliance Inspection”, which is an inspection of the entire building including myself, a building inspector, mechanical, electrical and plumbing inspectors.

If we get the ok to certify the new storage portion only, these are the items I’d be looking for:

- Provide fire extinguisher
- Reconnect electrical service to this portion of the building and maintain working lights
- Remove padlock hasp from service door
- Post address numbers near entry
- Seal/ fire-stop conduit openings in the floor

Thanks,

**Mitch Imbertson**

Fire Safety Supervisor

Pronouns: he/him/his

Department of Safety & Inspections

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**SAINT PAUL**  
**MINNESOTA**

Good Afternoon Mr. Ryan,

I'm glad we've had a chance to discuss how to get 685 Minnehaha Ave E the "Powerhouse" building out of the vacant building program with various city staff. As I understand it, you are not, at this time, ready to go forward with the redevelopment of the entire building for its future use. Rather, we are about the business of establishing a use as "cold storage." This change would make the building consistent with its current use and get it out of the vacant building program. My initial thought was that this is something Fire inspections would be able to examine. I have since learned that it's a sufficiently complicated change that it would involve a Code Analysis. That would provide the information on any necessary changes to the space. A building permit would be used for purposes of reviewing this Code Analysis and approving any change of use. Building modifications will needing a permit will also need one. If there are no needed changes, the Building Official's team can refer the building to Fire Inspections for the Fire C of O.

With respect to the assessment for the vacant building registration fee under consideration – this fee covers from 8/11/24 – 8/10/25. I would not recommend a reduction in the fee for this year but am confident there will be no forthcoming fees if there is a change in use. If you get a vacant building registration renewal notice in late July, I recommend you appeal it. Then we can look at a 90-day waiver so there would be no fee payable if the work is done before early November. Failing that, I could look at pro-rating the fee after it goes to assessment. In the normal course of events, I would be likely to recommend a reduction of half the fee if the Fire C of O is issued by early March.

Hopefully, these options are of use to you. Given the late notice you are receiving of this recommendation, ***I will recommend the Council continue the matter to next Wednesday, May 14, 2025.*** That way you'll have a chance to talk to your people and consider it more. If you would like to continue the matter to May 21 instead, please email before noon tomorrow and this can easily be done.

Thank you for your patience in this matter. I hope things continue to move forward in a positive manner. Reach back to me or my team with any questions.

Thank you, Marcia



**Marcia Moermond**

Sr. Policy Analyst & Legislative Hearing Officer

Pronouns: she/her

Saint Paul City Council

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Saint Paul, MN 55102

P 651-266-8570

[marcia.moermond@stpaul.gov](mailto:marcia.moermond@stpaul.gov)

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**From:** Sean Ryan <[sean@holeinonemgmt.com](mailto:sean@holeinonemgmt.com)>  
**Sent:** Friday, March 7, 2025 3:37 PM  
**To:** Mitchell Imbertson <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)>  
**Cc:** Rob Clapp <[rob@holeinonemgmt.com](mailto:rob@holeinonemgmt.com)>  
**Subject:** Re: 685 Minnehaha Site Visit

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Hello,

Just following up on our walk-thru a few weeks ago. Did we get a formal list of recommendations for a COO for 685 Minnehaha?

Thanks,

Sean

On Mon, Feb 10, 2025 at 5:15 PM Sean Ryan <[sean@holeinonemgmt.com](mailto:sean@holeinonemgmt.com)> wrote:

12p on Wed would work for us.

On Mon, Feb 10, 2025, 4:02 PM Mitchell Imbertson <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)> wrote:

Good afternoon,

Hi, I can meet this Wednesday if you'd like to get this scheduled as soon as possible. Let me know if one of these times would work or I'll check what else I'd have available.

-Wed 2/12 11:00am

-Wed 2/12 12 noon

-Wed 2/12 1pm

-Thurs 2/13 1:30pm

Thanks,

**Mitch Imbertson**

Fire Safety Supervisor

Pronouns: he/him/his

Department of Safety & Inspections

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**SAINT PAUL**  
**MINNESOTA**

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**From:** Sean Ryan <[sean@holeinonemgmt.com](mailto:sean@holeinonemgmt.com)>  
**Sent:** Monday, February 10, 2025 3:29 PM  
**To:** Mitchell Imbertson <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)>  
**Cc:** Rob Clapp <[rob@holeinonemgmt.com](mailto:rob@holeinonemgmt.com)>  
**Subject:** 685 Minnehaha Site Visit

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Hello Supervisor Imbertson,

We would like to schedule a site visit for [685 Minnehaha Ave E](#).(PID: 292922430148) on behalf of Clapp Investments LLC to further the process of removing the structure from the vacant building list.

Is there a day and time that works best for you to come onsite?

Thank you,

Sean R

