

November 26, 2014

John Schoenherr
9129 Trotters Lane
Woodbury, Mn. 55125

Marcia C. Moermond
Legislative Hearing Officer
Office of City Council
15 West Kellogg Blvd.
Suite 310, City Hall
St. Paul, Mn. 55102-1615

Regarding: 297 Aurora Avenue, St. Paul, Mn. 55102

Attached is the Work Plan and supporting documents to address the items in the Fire C of O inspection list and financial documents for 297 Aurora Avenue.

If you have any questions about the contents of this work plan, please let me know and I will address it. I can be reached at 651-245-9425 or my e-mail is johnschoenherr@mmm.com

Regards,

John Schoenherr
Property Owner – 297 Aurora Avenue

Attachments:

Work Plan for 295 and 297 Aurora Avenue
Copy of insurance settlement check
Copy of 3M stock sale
Copy of External Refuse disposal receipt – 10/27
Copy of Interior refuse disposal receipt – 11/15
Pictures before and after the refuse clean out of the property
Quote for repairs at 297 Aurora Ave
Copy of Reinspection Fire C of O for 297 Aurora Ave. – Received by mail on 11/25/2015
Copy of Inspection Fire C of O for 297 Aurora Ave. – Received by mail on 10/22/2015

Work Plan for 297 Aurora Avenue

I have put together the following work plan for 297 Aurora Avenue. We will work with the Fire Inspectors to resolve all issues requiring service. I will hire licensed contractors where needed and obtain all permits required to complete this work. The total estimated cost of repairs is \$17,000 - \$20,000. Funds needed to complete this work will come from the insurance settlements of \$4974 (copy of settlement Check Attached) and I have sold 3M Stock for around \$19,000 in preparation to cover the rest of the repair costs (Fidelity Transaction attached below and copy of the insurance Payout Check attached below. Quote for Repairs at 297 Aurora Ave. and the Fire Inspection reports from 10/22 and 11/21 are also attached below.)


Fire Inspection Report Dated 10/22

1. Re-inspection took place on **10/30** of both 297 and 295 Aurora Ave.
2. Interior Cleaning: Tenants belongings held 28 days. Paid \$5406 for a 6 person work crew for 2 days using 4 dumpsters to dispose of all remaining contents of the rental unit. Rental unit is free of all garbage and ready to be fixed. Invoice attached. **Completed 11/13-14 (See photos below)**
3. Exterior – Plan to work with inspector to fix areas of concern and complete as needed in the spring as weather improves **(May 15, 2015)**
4. Exterior garbage was disposed of on October 18, for \$100 at the Pay Dump on Como Ave. – Invoice attached. **Complete 10/27/ 2015 – See attached receipt for disposal**
5. Exterior stairways were made unsecure by past tenants. I will provide temporary support for the winter and replace the front and back steps with concrete steps and iron railings in the spring when weather is appropriate for curing concrete. **(Permits required) (Complete by May 31, 2015)**
6. Hired a licensed contractor to replace all old windows in the property. 8 windows are broken and boarded up and the rest will also be replaced the 1st or 2nd week December, 2015. Windows have been ordered with the approximate cost of \$7000 installed - \$3000 down payment already made. Part of the Insurance settlement to be applied to these windows. **Complete by 1/5/2015.**
7. Window screens will be repaired along with Windows. . **Complete by 1/5/2015.**
8. Access provided on **10/30/2014.**
9. Furnace Service provided in 2013 and I will work with the Fire Inspection to Complete this item. . **Complete by 1/5/2015.**
10. I will work with the Fire Inspection to complete this item. . **Complete by 1/5/2015.**

Fire Inspection Dated 11/21:

1. I will remove the hook locking device from the attic door in 295 Aurora Ave. . **Complete by 1/5/2015.**
2. I will work with the tenants of 295 Aurora to get the walls painted and repaired. . **Complete by 1/5/2015.**
3. Not quoted, but I will have my contractor obtain a permit and replace the flex dryer vent with smooth hard metal a vent pipe for 295 Aurora Ave. **Complete by 1/5/2015.**
4. No one is inhabiting 297 Aurora Ave, unit has been cleaned and will be rehabbed under permit per attached quote. Ceilings in living room and dining room to be removed and replaced, Kitchen floor to be replaced, appliances replaced, and the cabinets will be repaired or replaced **by 1/5/2015.**
5. Interior Cleaning: Tenants belongings held 28 days. Paid \$5406 for a 6 person work crew for 2 days using 4 dumpsters to dispose of all remaining contents of the rental unit. Rental unit is free of all garbage and ready to be fixed. Invoice attached. **Completed 11/13-14 (See receipt and photos below)**
6. Exterior – Plan to work with inspector to fix areas of concern. Exterior Panting will need to wait until Spring weather. **(Complete by May 31, 2015**
7. Exterior garbage was disposed of on October 18, for \$100 at the Pay Dump on Como Ave. – Invoice attached. **Complete 10/27/ 2015 – See attached receipt for disposal**
8. Exterior stairways were made unsecure by past tenants. I will provide temporary support for the winter and replace the front and back steps with concrete steps and iron railings in the spring when weather is appropriate for curing concrete. **(Permits required) (Complete by May 31, 2015)**
9. Hired a licensed contractor to replace all old windows in the property. 8 windows are broken and boarded up and the rest will also be replaced the 1st or 2nd week December, 2015. Windows have been ordered with the approximate cost of \$7000 installed - \$3000 down payment already made. Part of the Insurance settlement to be applied to these windows. **Complete by 1/5/2015.**
10. Replaced with windows in #8. **Complete by 1/5/2015.**
11. Furnace Service provided in 2013 and I will work with the Fire Inspection to complete this item. **Complete by 1/5/2015.**
12. I will work with the Fire Inspection to complete this item. **Complete by 1/5/2015.**

Insurance Payout Check:

<small>CHECKED VOIDED SERIALIZED BY MARKET NO.</small>	JOHN A. SCHOENMERR	Allstate	<small>Check No. CHECK NUMBER CHECK DATE</small>	352542088	
<small>DATE</small>	11/18/2014	<small>DATE</small>	11/18/2014	<small>CHECK BY</small>	DANIEL DUROSS
<small>AMOUNT</small>	4,974.18	<small>AMOUNT</small>	4,974.18	<small>TO THE ORDER OF</small>	JOHN A & CATHERINE A SCHOENMERR
<small>TO THE ORDER OF</small>	JOHN A & CATHERINE A SCHOENMERR	<small>ALLSTATE INSURANCE COMPANY</small>			
<small>AMOUNT</small>	Four Thousand Nine Hundred Seventy-Four & 18/100 USD	<small>AMOUNT</small>	4,974.18	<small>ADDRESS</small>	8129 TROTTERS LN, WOODBURY, MN 55125-5673 US
<small>DATE</small>	11/18/2014	<small>DATE</small>	11/18/2014	<small>DATE</small>	11/18/2014

VOID IF ANY PRESIGNATURES, ALTERS, CHECKS, ENDORSEMENTS, OR ANY OTHER MARKS ON THE DATE OF ISSUE.

Fidelity Stock Sale Transaction:

Exercise and Sell	
	As of 11/25/2014, 11:00pm ET
Transaction Type	Exercise and Sell
Transaction Date	11/18/2014
Grant Date	05/09/2006
Grant ID	NQ2005US
Grant Type	NSO
Grant Price	\$87.3500
Quantity Exercised	400
Distributed through	Brokerage
Tax Information	
Fair Market Value at Exercise ¹	\$63,800.00
Exercise Cost	\$34,940.00
Taxable Income	\$28,860.00
Explanation of Proceeds	
Sale Proceeds	\$63,800.00
Less Cost	
Exercise Cost	\$34,940.00
Commissions	\$19.95
SEC Fee	\$1.41
FEDERAL	(25.00%)\$7,215.00
MEDICARE	(2.35%)\$678.21
MN	(6.25%)\$1,804.00
Total Tax Withheld ⁵	\$9,697.21
Net Cash Proceeds	\$19,141.43

Receipt for Exterior Refuse disposal:

ADVANCED DISPOSAL ST PAUL T S
 309 COMO AVE
 ST PAUL, MN 55103
 6514878546

000099
 CASH CUSTOMER
 309 COMO AVENUE
 ST PAUL, MN 55103

CASH
 INBOUND

SITE	CELL	TICKET #	OPERATOR	
GT		599694	41816	
TRUCK		CONTAINER	LICENSE	
1000				
REFERENCE			IN	OUT
REDCHEVY			10/25/14 11:36 am	10/25/14 11:45 am

CONTRACT: CASH CUST PRICING				GROSS	6,800.00	LBS	Scale In		
BOL:				TARE	6,360.00	LBS	Scale Out		
				NET	440.00	LBS			
QTY	UNIT	DESCRIPTION	ORIGIN	%	RATE	TAX	TOTAL		
0.22	tn	TRASH/MSW	22	100.00	\$117.30	\$15.75	\$50.75		

THANK YOU FOR YOUR BUSINESS

I hereby certify that this load does not contain any unauthorized hazardous waste.

MN STATE TAX
 RAMSEY CEC

Tax Total	Total	\$50.75
	Paid	\$50.75
	Change	\$0.00
	Check #	
	Recpt #	0

SIGNATURE: _____

FACILITY COPY

ADVANCED DISPOSAL ST PAUL T S
 309 COMO AVE
 ST PAUL, MN 55103
 6514878546

000099
 CASH CUSTOMER
 309 COMO AVENUE
 ST PAUL, MN 55103

CASH
 INBOUND

SITE	CELL	TICKET #	OPERATOR	
GT		599883	41816	
TRUCK		CONTAINER	LICENSE	
1000				
REFERENCE			IN	OUT
RED			10/27/14 4:53 pm	10/27/14 4:58 pm

CONTRACT: CASH CUST PRICING				GROSS	6,740.00	LBS	Scale In		
BOL:				TARE	6,500.00	LBS	Scale Out		
				NET	240.00	LBS			
QTY	UNIT	DESCRIPTION	ORIGIN	%	RATE	TAX	TOTAL		
0.12	tn	TRASH/MSW	22	100.00	\$117.30	\$15.75	\$50.75		

THANK YOU FOR YOUR BUSINESS

I hereby certify that this load does not contain any unauthorized hazardous waste.

MN STATE TAX
 RAMSEY CEC

Tax Total	Total	\$50.75
	Paid	\$50.75
	Change	\$0.00
	Check #	
	Recpt #	0

SIGNATURE: _____

CUSTOMER COPY

Receipt for dumpsters and clean-up crew on Nov. 13-14

Tom Lennartson Construction, Inc.
 9353 71st St N
 Stillwater MN 55082-9321

No.

DATE 11-15-14
 ORDER NO.

NAME John Schoenherr
 ADDRESS 3129 Trotters Lane Woodbury MN

SOLD BY CASH C.O.D. PAID OUT 53125
 CHARGE MERCHANDISE RETURNED

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Duplex 297 Airport Ave		
	Clean 4 Floors out of Material Room left in Apartment		
	ALL Labor & Dumpsters (4)		
	Labor	2575 ⁰⁰	
	Dumpsters	2606 ²⁵	
	4		
	(ADD Sun/Mon/Tue & Dump 225 ⁰⁰)		5181 ²⁵
	Chump Yang		- 1000 ⁰⁰
			1181 ²⁵

adams
 NC2581

SIGNATURE Tom Lennartson 1181 25
 ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL
 GENERAL PURPOSE 1700 225 00
 Due 140625