

St. Paul City Clerk

RE: Notice of intent to Appeal File # VB2104 - Assessment # 218803 - Property Address 1119
Montana Ave. W. - Parcel ID # 22-29-23-14-0026

I am Brad Pass, half owner of 1119 Montana Ave. W., St. Paul, MN with my brother Roger. The home at 1119 was built by Fred Keeproth for our father and mother Melvin and Dorothy Pass in 1941. 1941 is the year I was born. My brother joined us 4 years later. Both my brother and I spent the first 20 plus years of our lives at 1119. After our parent's death Rogers daughter Mary lived in 1119 for many years. When she moved out, Roger's and my families started the very long process of sorting through 79 years of family memorabilia. Long before our father's death I had an ADT alarm system installed which still monitors and guards the home today.

Our home was never abandoned, vacant for a few days, but never abandoned and never without care upkeep and maintenance. There has never been a gap in electricity, gas, water or yard care for the nearly 80 years of its existence and, as mentioned, it is monitored and protected by an ADT alarm system 24/7/365. We know and keep in touch with the neighbors on both sides. We and our children and in-laws were going through the home on a regular basis, sorting through papers, pictures documents, furniture and clothing. Our plan was to prepare the home for another family to rent and at some point, perhaps, purchase and spend another 79 years raising their families in one of the nicest neighborhoods in St. Paul. The Como Golf Course borders our block on two sides and I have fond memories of hearing the lions roar at the zoo from my bed at 1119. (Now I shudder to think of their horribly confined existence in the concrete and steel cages of the time.)

I was aware of your concern over what you thought was a vacant house. I talked to your staff and inspectors about it and found a wonderful family to rent. I put them off until we were able to clear 79 years of family stuff and then waited for some time to get an inspection scheduled. What I did not understand, coming from Minneapolis, is that I should have allowed the renters to move in earlier, before the inspection. In Minneapolis, they would take my rental license for doing that. In any case, the family moved in to 1119 on October 1st, 2020 and love their new home and neighborhood.

This is a very difficult time to contemplate a \$2,284 penalty for a misunderstanding especially since 1119 was never abandoned and was lovingly watched over by all of us including neighbors. We ask for your understanding and hope for your favorable decision when considering our appeal.

Attached is a copy of our lease.

Thank you,
Bradley J Pass
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