

**Mai Vang - Re: 827 Aurora**

**From:** Mitchell Imbertson  
**To:** Mai Vang  
**Date:** 7/1/2011 9:21 AM  
**Subject:** Re: 827 Aurora  
**CC:** Leanna Shaff

Mai,

I've met with the owner at the building. The tenant had not moved to a different unit but she was in the process of moving out of the building while I was out there and she states she is sleeping at her mother's house for now and will be totally out within the next few days as soon as she can move the rest of her belongings.

There was a plumbing leak that occurred since the last time I was out to the building which caused some extensive damage to the ceiling in a few rooms on the 1st and 2nd floor. This is part of the reason that the tenant says she wouldn't be moving to the other floors.

I assume that at this point, they will have the extension through July 15th to complete the work since they have supplied the information and no one is sleeping on the 3rd floor. As the certificate is already revoked, I would plan to refer this to vacant building monitoring if not completed by the next re-inspection and still unoccupied. Let me know if this sounds correct.

Thanks,

Mitch

>>> Mai Vang 6/27/2011 3:15 PM >>>

Hi Mitch,

Can you confirm that the 3rd floor is no longer being used as sleeping room. This matter is going to Council on July 6.

See minutes below:

Grant extension to July 15, 2011 to come into compliance if: 1) there's confirmation that no one is sleeping on the third floor; and 2) contact information is provided by appellant. If not, AG Financial will have until July 8, 2011 to come into compliance. On June 22, 2011 AG Financial contact information was provided to the Legislative Hearing Officer via email. (Inspector Mitch Imbertson)

RE: 827 Aurora Ave (duplex)

Steve Sullivan, St Paul City Church pastor, appeared.

Fire Inspector Leanna Shaff:

- Vacate Order/Condemnation/Revocation of Fire C of O
- through a series of inspections beginning Sep 23, 2010 under referral; was transferred to the Fire Certificate of Occupancy, which began in Jan 2011
- there have been either 'no shows' or lots of cancellations
- it has been at LH before for a deconversion from an illegal triplex to a duplex (work has yet to happen)
- one unit is still occupied in the building

- basically, the Work Orders haven't been done
- were told it's in foreclosure; the bank says 'it's not theirs yet'
- we're supposed to deal with the church until it belongs to the bank
- no one is taking responsibility for the repairs or the deconversion

Mr. Sullivan:

- introduced letter from A G Financial (with no contact information)
- they are looking for some time
- some of the deficiencies that go back to last year were deferred to spring and warmer weather
- the deconversion - he'd rather let the bank deal with it
- Mar 1, 2011, the bank began to collect all the rent even though the church still held the building (part of the mortgage agreement: if the church were to become delinquent in payments, the bank would become the payee for all rents). He called A G Financial in Springfield, MO, and said that if they were going to be collecting all the rent, they would need to be responsible for the maintenance of the building, too, which they agreed to and have been pretty good at. They took over the utilities and insuring the building.
- they haven't responded to Notices of inspections, etc., until now
- they finally hired Ray Miller, local contractor, to work through the list of deficiencies with timelines
- they decided to keep the tenant
- they think they can complete the list in fewer than 30 days
- asking for a set time, such as July 15, 2011
- the proposed deconversion plan was suggested by Mr. Imbertson on Jun 16, 2011: that the 2nd and 3rd floor units become one unit - the front entrance to the 1st floor unit be sealed up and they would have the entrance in the rear
- technically, the building was never approved as a triplex; technically, it's still a duplex

Ms. Shaff:

- it's the 3rd floor unit that's occupied - there is not a second exit (not in the Orders); it's probably the worst unit to be occupied
- this is supposed to be a duplex which was converted to a triplex
- the 3rd floor requires a second exit for emergency purposes
- in deconversion, all the plans would need to be submitted to the building division and approved before construction could begin

Ms. Moermond:

- asked when the redemption period expires

Mr. Sullivan:

- bank has offered church 'deed in lieu' and the church is going to go through with it in a week or two
- church will just turn the property over to the bank (AG Financial) and they will be free and clear from any debts

Ms. Moermond:

- she would grant that the bank be given an extension to Jul 15; however, she would like to see an exit plan
- now, the tenants will need to sleep in another unit in order to have 2 exits
- until the deconversion is completed and approved, no one can sleep on the third floor
- would like to see an inspection take place on the Mon or Tue following Jul 15
- need A G Financial's contact information forthwith (appellant will email)
- if there's no one sleeping on the third floor and she gets contact information in the next couple of days, she will recommend that AG Financial be given until Jul 15, 2011 to come into compliance with the Orders. If she doesn't get confirmation/contact information, she will recommend that they come into compliance by Jul 8, 2011.

On June 22, 2011, AG Financial contact information was provided via email.