



Calabash Properties

651-228-7071

525 Ohio Street • St. Paul, MN 55107

www.calabashproperties.com

2/7/2012

TO: St. Paul City Clerk

RE: Hearing for 549 Selby Av. scheduled for Tuesday February 7 at 2:30 PM

We request that 549 Selby Av. not be designated as a Vacant Building; for the following reasons:

- Because it is ready for immediate occupancy: This building has been completely renovated; it is in its best condition since we renovated it the last time, almost 30 years ago.
- On December 2, we stated in a letter to Inspector William Beumer that we expected all work listed in his inspection report of mid-November to be completed within 30 days, weather permitting.
- Then, by December 12, the vacating tenants from apartment 2 had completely moved out, revealing a need for significant further repairs.
- By mid-December, we made a decision to do a full-scale reconditioning of 549 Selby, which would of course include all items on Inspector Beumer's report, along with various additional or more extensive work items.
- It was our intention to inform Inspector Beumer of this expanded scope of work at the time of his next inspection, or at the time of our next communication with him, and it was our assumption that he would not be opposed to the common sense of doing a more comprehensive upgrading of our building.
- Inspector Beumer's report of December 9 did note a re-inspection for January 6 at 11 AM, but we assumed that this inspection would be confirmed in late December or early January with a routine Inspection Appointment letter, which was never received by us.
- When Inspector Beumer did actually stop out on January 6, our property manager Bill Walker was attending a funeral, but since no Inspection Appointment letter confirming this January 6 inspection had been received, Mr. Walker did not feel a need to contact Mr. Beumer about rescheduling this meeting prior to January 6.
- Inspector Beumer spent approximately one hour doing an inspection of 549 Selby on January 6, accompanied by one of our workman; he would have had to have noticed that we were underway with a significantly expanded scope of work. He took extensive notes, and photos, but never communicated to us afterward about his inspection. We were not made aware of our building's listing as a vacant building until we received written notice on January 16 from the Vacant Building office, confirmed by a phone call by property manager Walker to Inspector Beumer at approximately the same time.
- All work items on Inspector Buemer's report have been completed, including city building inspectors' inspections for our general building permit and our HVAC permit.



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- To require 549 Selby to now become a registered vacant building is tantamount to at least a \$3600 fine against us, seemingly punishing us for having decided to renew our building to a higher level than indicated by Mr. Beumers report. We would incur a vacant building fee of \$1100, plus at least a month of lost rents (\$2500) while needless re-inspections are done by city inspectors already overburdened by too many vacant building inspections.

- Our letter of December 2 to Inspector Beumer was a good faith estimate of how long it would take us to complete his repair list of mid-November. We were never told that if our work actually took longer than 30 days, 549 Selby would be registered as a vacant building, or that any other consequences would result. Our eventually needing more than 30 days to accommodate more extensive damage repairs after the move-out of tenants, and to accommodate our decision to undertake a wider range of remodeling work, should not come as a surprise to anyone, nor should our using several extra weeks to complete this much-larger work plan subject us to virtual criminalization, complete with a felony-level fine.

- We are long-term owners (and taxpayers) of 549 Selby Av., We originally rescued and renovated 549 Selby from complete dereliction, and our family takes great pride in our having done so. We are not criminals, and we do not believe we and our building deserve to be treated like criminals.

- We respectfully request that Inspector Beumer, or any other inspector, simply return to 549 Selby Av., to verify that all items in his report have been addressed, and then appropriately allow us to return our building to normal residential use in as timely a manner as possible.

Thanks for your attention and consideration,

Brad / Laurie Nilles, owners
Calabash Properties
Owners, 549 Selby Av.