



APPLICATION FOR APPEAL

RECEIVED

NOV 05 2010

CITY CLERK

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number _____)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

YOUR HEARING Date and Time:

Tuesday, 11/16/10

Time 1:30

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 651 Selby Ave. City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Selby Dale Co-Op Email plamb@legacymn.com

Phone Numbers: Business 952-831-1448 Residence _____ Cell _____

Signature: [Handwritten Signature] Date: 11-3-10

Name of Owner (if other than Appellant): Selby Dale Co-op c/o Legacy Management & Dev.

Address (if not Appellant's): 7151 York Avenue South Edina, MN 55435

Phone Numbers: Business 952-831-1448 Residence _____ Cell _____

What Is Being appealed and why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/Revocation of Fire C of O _____
- Summary/Vehicle Abatement _____
- Fire C of O Deficiency List _____
- Fire C of O: Only Egress Windows _____
- Code Enforcement Correction Notice Please See Attachment
- Vacant Building Registration _____
- Other _____
- Other _____
- Other _____



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

November 1, 2010

SELBY DALE COOPERATIVE
627 SELBY AVE
SAINT PAUL MN 55104

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 651 SELBY AVE
Ref. # 13145

Dear Property Representative:

A re-inspection was made on your building on November 1, 2010, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date. **A re-inspection will be made on November 19, 2010 after 10:00 am.**

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

DEFICIENCY LIST

1. EXTERIOR - 651 SELBY 655 SELBY 659 SELBY 663 SELBY - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Scrap and paint front porches in a professional manner. Fax a copy of the bid, along with the contractors name, phone number, start and end dates and all numbers associated with project.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

If you have any questions, email me at sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 between 7:30 a.m. - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Sean Westenhofer
Fire Inspector
Ref. # 13145



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989
Saint Paul, MN 55101-1806 Fax: 651-266-8951

August 5, 2010

SELBY DALE COOPERATIVE
627 SELBY AVE
SAINT PAUL MN 55104

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 651 SELBY AVE
Ref. # 13145

Dear Property Representative:

A re-inspection was made on your building on August 5, 2010, in response to a referral. You are hereby notified that the following deficiencies must be corrected immediately. **A re-inspection will be made on August 31, 2010. All documentation needs to be faxed to inspector before end of business day.**

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

DEFICIENCY LIST

1. EXTERIOR - 651 SELBY, 655 SELBY, 659 SELBY, 663 SELBY - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Scrape and paint front porches in a professional manner. Fax a copy of the bid, along with the contractor's name, phone number, start and end dates and all names and phone numbers associated with project.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

If you have any questions, email me at sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 between 8:00 a.m. - 9:30 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Sean Westenhofer
Fire Inspector
Ref. # 13145

8/9

November 3, 2010

Department of Safety and Fire Inspections
St. Paul City Clerk
310 City Hall
15 West Kellogg Boulevard
St. Paul Minnesota 55102

Re: Correction Notices Appeals
4 Appeals: 671 Selby # 114265, 651 Selby # 13145, 627 Selby # 13076, 675 Selby # 114264

Dear City Clerk:

Please accept this letter as our appeal on the above referenced Addresses and Reference #'s. Legacy Management & Development Corporation is the managing agent for Selby Dale Co-ops, the referenced property on the Correction Notices. I will try to provide an explanation of the circumstances surrounding the Co-op and its rehabilitation intentions.

These four addresses are part of the larger Selby Dale Cooperative, a 78 unit multi-family, low income property located at Selby and Dale in St. Paul. The Co-op is a resident controlled governance organization, however of the 78 residential units only 17 are currently occupied by Co-op members, the balance of the units are rented. The indebtedness on the property is approximately \$3,200,000.00 with a current value in the \$2,100,000.00 range (supported by two real estate market estimates). Mortgage holders for the Co-op property are Minnesota Housing Finance Agency (MHFA), National Cooperative Bank and the City of St. Paul. The mortgage indebtedness is non-recourse. The property debt exceeds the property value by \$1,100,000.00.

Subsidized low income developments such as Selby Dale Co-ops are entirely dependent upon public funding for redevelopment and/or rehabilitation activity. Without public support these types of low income properties would not be constructed and would never be rehabilitated. However, it also takes an inordinate amount of time to put these types of rehabilitation proposals into action. Both the City and MHFA issue funding RFP's once annually. The next funding round for either of these entities will be 2nd quarter of 2011 with funding awards being announced in 4th quarter 2011. Projects funded need to be started on their construction/rehabilitation activities within one year from the funding awards.

We have had preliminary estimates of rehabilitation to the entire property in the \$6m – \$8m range. A substantial rehabilitation is absolutely necessary to preserve this housing asset. We know that all roofs, siding, windows, decks, porches, substructures and landscaping require extensive repair/replacement. Interior work would encompass replacement of floor and wall finishes, appliances, cabinets, kitchens, baths and HVAC. Unfortunately just scraping, patching and painting the exterior surfaces as contemplated in the Correction Notice will not hold up as all of the siding and probably most of the under-sheathing and insulation need replacement.

We are currently working with St. Paul's Planning and Economic Development Department and will be working with Minnesota Housing Finance Agency and US Department of Housing & Urban Development once St. Paul approves funding and the rehabilitation activity. We anticipate submitting funding applications in their respective next funding rounds in 2011. If funded we anticipate rehabilitation activities to start in spring of 2012.

We respectfully request that no criminal citation be issued and that no revocation of our occupancy license take place at this time therefore giving the Co-op, City, State and Federal Agencies the necessary time to properly fund and rehabilitate this property.

On behalf of the Board of Directors and residents of Selby Dale Co-op I would like to thank you for your understanding in this matter.

Respectfully


Patrick Lamb