



Memorandum

Contesting Resolution RHL RR 19 – 30: Ordering the rehabilitation or razing and removal of the structures at 1904 PRINCETON AVENUE within fifteen (15) days after the December 18, 2019 City Council public hearing. (Amend to remove within 15 days)

Filed by Steven Anderson, on behalf of Mary Kattar and John Kattar, owners of 1904 Princeton Avenue, St. Paul, Minnesota.

November 3, 2020

Owner Request

That the City Council reject the resolution to order the razing or removal of structures at 1904 Princeton Avenue within 15 days and instead grant the Owners until 60 days after the Governor of Minnesota ends the Peacetime Emergency involving COVID-19 to bring the property into full compliance.

Summary

1904 Princeton Avenue (herein after “the property”) has been unoccupied since April 2007 following a condemnation order (See Attachment 1). During that time, the owners have continued to pay taxes and vacant building fees and performance fee on the property totally nearly \$100,000.00. Several of the conditions deemed non-compliant were resolved nearly immediately. No other actions were taken by the City for twelve years (See list of documents presented to the Council in the Agenda in of support recommendation to demolish).

The City’s refocus on the property occurred in September 2019, perhaps the result of a neighbor complaint (See Attachment 2, Order to Abate Nuisance Building(s), dated September 23, 2019). The owners did not seek counsel until March 2020. This date is significant given its correlation to the COVID-19 outbreak and Executive Emergency Order 20-01, Declaring a Peacetime Emergency and Coordinating Minnesota's Strategy to Protect Minnesotans from COVID-19. Dated March 13, 2020 (See Attachment 3).

After representation by counsel, the owners have made significant progress. However, COVID-19 and the nature of Hoarding has made progress slower than desired by the City. The City now seeks to demolish the house and garage on the property. The owners object to the resolution based on the following.

In Support of Owner Request.

1. Significant Progress Has Already Been Made.

In 2007, photographs showing the conditions in the home were made part of the record (See Attachment 4). The photographs show multiple rooms containing piles of items including clothing, toys, books, furniture, and other items. The basement was impassable, as were the upstairs bedrooms.

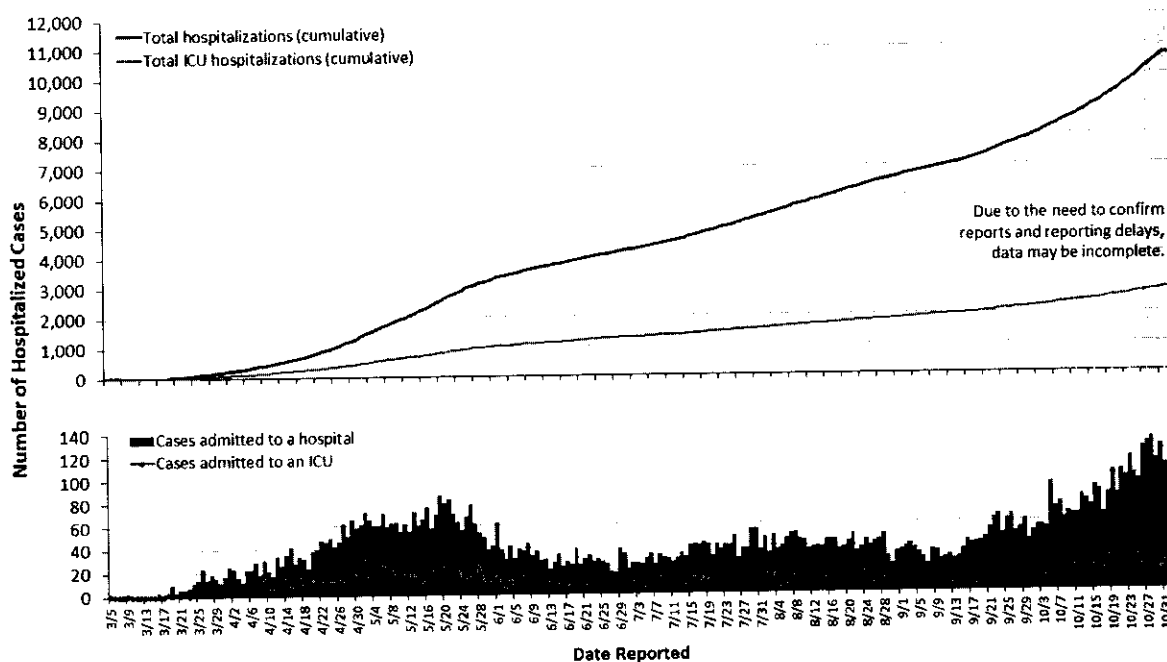
The situation is significantly better now. With the help of a professional service that works with class 4 hoarders, the home looks significantly better. (See Attachment). In fact, a City inspector viewed the property in August 2020 and noticed the improvements.

In addition to cleaning and decluttering, the Owners contend many of the items identified in the September 2019 Notice and other requirements have been resolved. For example:

- The electricity, gas and water have been restored and, in fact, were never shut down.
- The building problems that encouraged rodent infestation were repaired and traps were set.

2. COVID-19 Delays.

As stated above, March 13, 2020 marked the start of the COVID-19 emergency declared in Minnesota. After leveling off a bit in June, COVID-19 is once again surging in Minnesota dramatically increasing the number of hospitalizations.¹



¹ Minnesota Department of Health. <https://www.health.state.mn.us/diseases/coronavirus/situation.html>

Diabetes is widely recognized as an underlying condition that increases the chances of experiencing more serious symptoms and death if the patient catches COVID-19 (See Center for Disease Control and Prevention, Covid-19²). In addition, indoors environments increase to odds of catching the virus.³ As a result, the owners have been reluctant to allow anyone into the house. Both owners have diabetes. As a result, they are very reluctant to allow others inside the house to help sort and remove possessions (See Attachment 6). All the bids for cleaning and emptying the house include larger teams of workers (See Attachment 12). This has slowed down the work significantly.

3. The House Is Fundamentally Sound.

The owners received multiple bids to purchase the house (See e.g., Attachments 8). The highest bid is from Next 7th Properties LLC for \$170,000.00 (Attachment 9). All companies note the condition of the property and the property values in the neighborhood (See Attachment 10) as the primary reasons to repair rather than destroy. The house should simply not be destroyed. In fact, the owners have an initial bid to repair of known violations for \$93,000.00 (Attachment 11). An amount of cost the owners have available.

4. Hoarder Symptoms and Behavior.

Someone who hoards may exhibit the following:⁴

- Inability to throw away possessions
- Severe anxiety when attempting to discard items
- Great difficulty categorizing or organizing possessions
- Indecision about what to keep or where to put things

² <https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/people-with-medical-conditions.html#:~:text=Hypertension%20or%20high%20blood%20pressure,Liver%20disease>

³ [Scientists analyzed](https://www.winknews.com/2020/06/29/study-shows-patients-were-19-times-more-likely-to-catch-coronavirus-indoors-vs-outdoors/) coronavirus cases in Japan and found patients were 19 times more likely to catch the virus indoors, compared to an open-air environment. See <https://www.winknews.com/2020/06/29/study-shows-patients-were-19-times-more-likely-to-catch-coronavirus-indoors-vs-outdoors/>

⁴ Anxiety and Depression Association of America, <https://adaa.org/understanding-anxiety/obsessive-compulsive-disorder-ocd/hoarding-basics>

- Distress, such as feeling overwhelmed
- Suspicion of other people touching items
- Obsessive thoughts and actions: fear of running out of an item or of needing it in the future; checking the trash for accidentally discarded objects
- Functional impairments, including loss of living space, social isolation, family or marital discord, financial difficulties, health hazards

In fact, Hoarders have been recognized as a member of a protected class in Minnesota.

Fair housing laws establish so-called “protected classes,” which are groups of people who share a common characteristic and are guaranteed equal treatment by housing providers. People who have the hoarding disorder are members of the “handicapped/disabled” protected class.⁵

Mary Kattar exhibits many of the signs associated with Hoarding. To that extent, it is remarkable that she was able to make the progress she has since March 2020.

Conclusion.

The owners were first removed from their home in 2007. Since 2016 alone, the owners paid over \$37,900.00 in taxes and special assessments and estimate an additional \$40,000.00 in taxes since 2007. The owners have made significant progress since March 2020 toward clearing out the home and addressing non-compliant items. They hired a Hoarder coach and sought costs for sale and repairs. They did all this despite living in fear of contracting COVID-19 given their underlying conditions and despite Mary Kattar’s fight with Hoarding conditions. Consequently, the owners respectfully request that the City Council deny the Resolution and allow the Owners to continue resolving the issues until 60 days after the Governor ends the Peacetime Emergency due to COVID-19.

⁵[iremmn.org/blog/id/3#:~:text=Fair%20housing%20laws%20establish%20so,handicapped%2Fdisabled%E2%80%9D%20protected%20class.](https://www.fairhousingmn.org/blog/id/3#:~:text=Fair%20housing%20laws%20establish%20so,handicapped%2Fdisabled%E2%80%9D%20protected%20class.)

Submitted by:

A handwritten signature in black ink, appearing to read 'S. Anderson', is written over a horizontal line.

Steven Anderson
Anderson Law Group, PLLC
1010 Dale Street North
St. Paul, MN 55117

Attachment 1

NEIGHBORHOOD HOUSING AND
PROPERTY IMPROVEMENT

Richard Lippert, Manager of Code Enforcement



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

1600 White Bear Ave N
Saint Paul, MN 55106

Tel: (651) 266-1900
Fax: (651) 266-1926

April 13, 2007

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION AND ORDER TO VACATE

John F Katter/Mary Jo Durand
1904 Princeton Ave
St Paul MN 55105-1523

Dear Sir or Madam:

The Department of Neighborhood Housing and Property Improvement, Division of Code Enforcement has determined that the dwelling and premises at **1904 PRINCETON AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **April 12, 2007** and ordered vacated no later than **April 25, 2007**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION
UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL;
DEPARTMENT OF NEIGHBORHOOD HOUSING AND PROPERTY
IMPROVEMENT.**



CITY OF SAINT PAUL

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

September 23, 2019

John F Katter and Mary Jo Durand
1904 Princeton Avenue
St Paul MN 55105-1523

Order to Abate Nuisance Building(s)

Dear Interested Parties:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

1904 PRINCETON AVE

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

BERRYHILL PLACE W 10 FT OF LOT 5 AND ALL OF LOT 6 BLK 1

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On September 18, 2019 a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a one-and-one-half story, wood frame, single-family dwelling with a detached, two-stall garage.

DEFICIENCIES

- The chimney is defective, deteriorated or in a state of disrepair. Replace all missing or defective bricks, tuckpoint as needed to restore the chimney to a professional state of maintenance and repair. Permit may be required.

- **Lack of Electricity:** Immediately restore electrical service. Failure to provide proper electrical service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility. Use of candles, fuel operated lighting or extension cord wiring is not permitted while the power is off.
- The foundation is deteriorated, defective or in a state of disrepair. Repair all foundation defects in a professional manner to a weather-tight, water-tight and rodent-proof condition. Permit may be required.
- **Lack of Natural Gas Service:** Immediately restore natural gas service. Failure to provide natural gas service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.
- The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner.
- The interior walls are defective. Repair all wall defects and finish in a professional manner.
- There is evidence of a rodent infestation. Immediately exterminate and eliminate all rodents from the entire building. Remove rodent harborages in the yard areas. Tuckpoint the foundation, if necessary, to rodent-proof the building to prevent re-infestation. Immediately remove any dead rodents from the premises.
- **Smoke Detector:** Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours.
- The exterior walls of the house and garage are defective. Repair all holes, breaks, loose or rotting siding, to a professional state of maintenance.
- The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight-fitting and securely fastened to the frames.
- **Lack of Water Service:** Immediately restore water service. Failure to provide water service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **October 23, 2019** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollar (\$5,000.00) performance bond with the Department of Safety and Inspections before any permits are issued,

except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information please contact **Matt Dornfeld** at **651-266-1902**, or you may leave a voice mail message.

Sincerely,

Matt Dornfeld
Vacant Buildings Enforcement Inspector

Attachment 3

STATE OF MINNESOTA Executive Department



Governor Tim Walz

Emergency Executive Order 20-01

Declaring a Peacetime Emergency and Coordinating Minnesota's Strategy to Protect Minnesotans from COVID-19

I, Tim Walz, Governor of the State of Minnesota, by the authority vested in me by the Constitution and applicable statutes, issue the following Executive Order:

The infectious disease known as COVID-19, an act of nature, has now been detected in 118 countries and territories, including the United States. COVID-19 has been reported in 42 states. There are over 1,600 confirmed cases nationwide, including fourteen in Minnesota.

The U.S. Department of Health and Human Services Secretary has declared a public health emergency for the United States to aid the nation's healthcare community in responding to COVID-19. The World Health Organization has recently assessed that this outbreak can be characterized as a pandemic.

In coordination with other state agencies, local governments, and partners in the private sector, the Minnesota Department of Health ("MDH") has been preparing for and responding to the COVID-19 pandemic in Minnesota.

On April 4, 2019, I issued Executive Order 19-22, which assigned emergency responsibilities to state agencies to respond to and assist in recovery from the effects of natural or technological emergencies, including responsibility to engage in emergency preparedness efforts. On April 4, 2019, I also issued Executive Order 19-23, which directed state agencies to engage in continuity of government and continuity of operations planning. That Executive Order established the Continuity Policy Coordination Sub-Cabinet to develop and maintain a framework for a continuity of government plan, and to oversee agency continuity of operations planning, led by Minnesota Management and Budget ("MMB").

Minnesota has taken proactive steps to ensure that we are ahead of the curve on COVID-19 prevention and response. Our State has been actively conducting continuity planning for state agency operations. MMB activated its Statewide Contingency Response Team ("SCRT"), which meets regularly to coordinate and direct state agencies to ensure priority government services continue. State agency emergency managers and continuity coordinators from the agencies have

been meeting together and sharing information related to emergency management and continuity of operations planning activities.

The State also has activated our Joint Information Center (“JIC”), led by the Department of Public Safety (“DPS”) and MDH. The JIC is responsible for sharing operational updates and keeping the public informed on COVID-19. This group convenes daily to provide consistent, coordinated, and timely information.

Agencies have activated their internal command or continuity teams and have been reviewing their emergency response and continuity plans, which are plans in place that outline how agencies will provide priority services during an emergency. Agencies have been reviewing their priority services and preparing their employees with the goal of providing uninterrupted priority services throughout an emergency.

On January 29, 2020, MDH instituted its Incident Command System (“ICS”). The ICS provides a standardized approach to the command, control, and coordination of emergency response. MDH convened a state agency COVID-19 coordinating group on March 3, 2020. DPS’s Division of Homeland Security and Emergency Management (“HSEM”) activated the State Emergency Operations Center on March 6, 2020.

MDH remains in close contact with federal, state, and local partners, and the Commissioner of Health recently convened a group of experts, including healthcare professionals (doctors, nurses, administrators, insurers), government partners (cities, counties, tribal nations), business and labor leaders, educators (child care, K-12, higher ed), public health experts, and authorities on long term care and Minnesota’s aging population. This cross-sector group provides guidance to the Commissioner on MDH’s strategies for responding to COVID-19.

As part of the response, MDH experts have been providing timely information and education to the public and stakeholders through up-to-date website information, regular press briefings, and calls for stakeholders such as schools, long-term care facilities, healthcare providers, and the business community. MDH’s COVID-19 website, with materials available in 16 languages, has been accessed by thousands of Minnesotans.

Local resources are inadequate to fully address the COVID-19 pandemic. We must continue to take this pandemic seriously, and there are sensible steps that Minnesotans and our state government can take to protect all Minnesotans by slowing the spread of COVID-19, prioritizing our healthcare resources, and safeguarding at-risk communities.

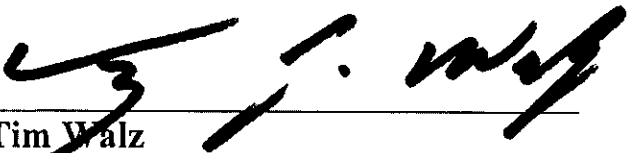
For these reasons, I declare a peacetime emergency in Minnesota and order as follows:

1. In consultation with federal, state, and local partners, tribal nations, relevant experts, and stakeholders, MDH will continue to lead the coordination of the State’s response to COVID-19.
2. HSEM will continue to assist MDH and coordinate support through the State Emergency Operations Center and in accordance with the Minnesota Emergency Operations Plan.

3. All state agencies, in cooperation with appropriate federal agencies, will work to support healthcare providers, tribal and local governments, and public health organizations as they respond to COVID-19.
4. The Minnesota National Guard will ensure that it is ready to assist as needed during this peacetime emergency.
5. In consultation with the Centers for Disease Control and Prevention, as well as public health, medical, and other experts, MDH will continue to provide guidance that is accessible and transparent to all Minnesotans, including guidance on how to best prevent and reduce community spread of COVID-19 within Minnesota and manage critical healthcare resources.
6. I encourage individual Minnesotans to help protect all Minnesotans by continuing their individual prevention efforts such as staying home when feeling sick, frequently washing their hands, and monitoring information about COVID-19.
7. I urge and advise Minnesotans to follow MDH guidance regarding hygiene, public gatherings, social distancing, and healthcare use. Minnesotans should regularly check MDH's COVID-19 webpage: <https://www.health.state.mn.us/diseases/coronavirus/>
8. As circumstances require, and pursuant to relevant law, I will issue orders and rules to protect public health and safety. All state agencies are directed to submit proposals for such orders and rules to my office.


This Executive Order and declaration of peacetime emergency is effective immediately under Minnesota Statutes 2019, section 4.035, subdivision 2, and its duration is governed by Minnesota Statutes 2019, section 12.31, subdivision 2.

Signed on March 13, 2020.



Tim Walz
Governor

Filed According to Law:

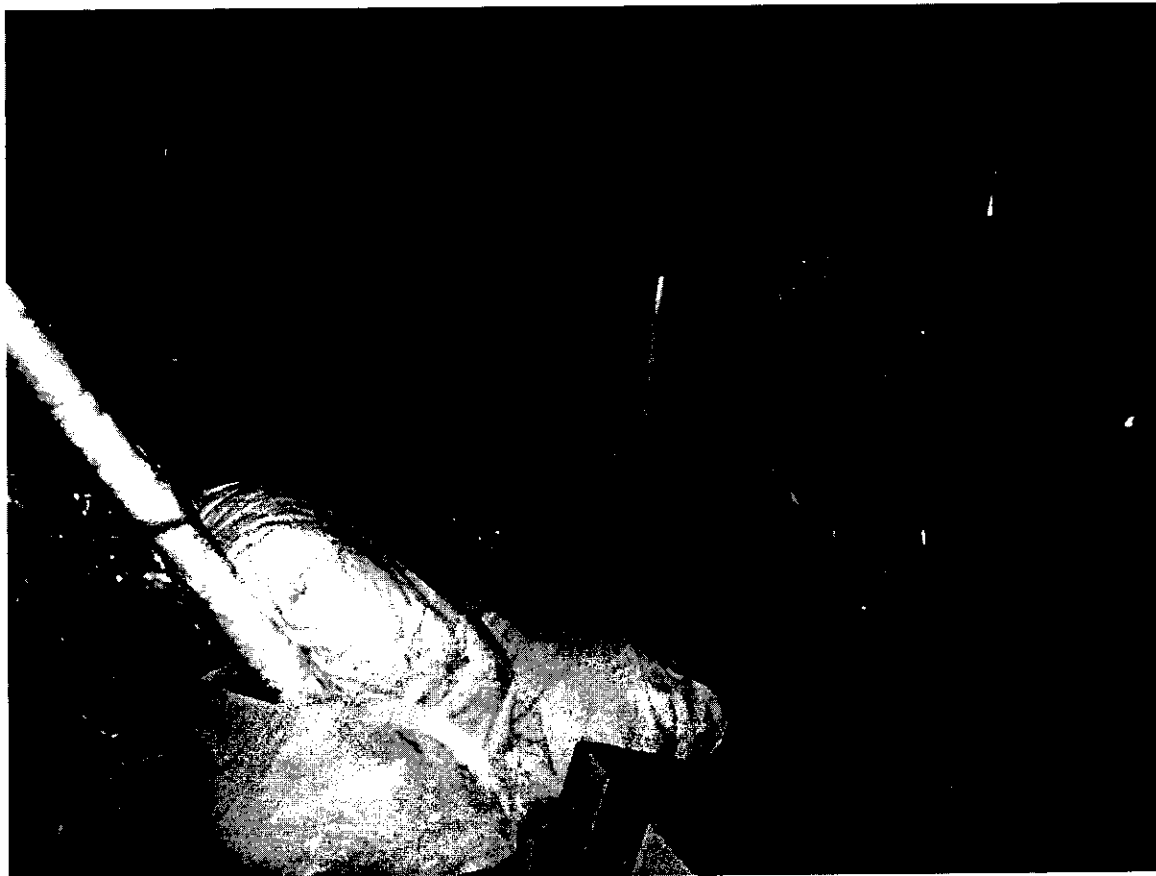
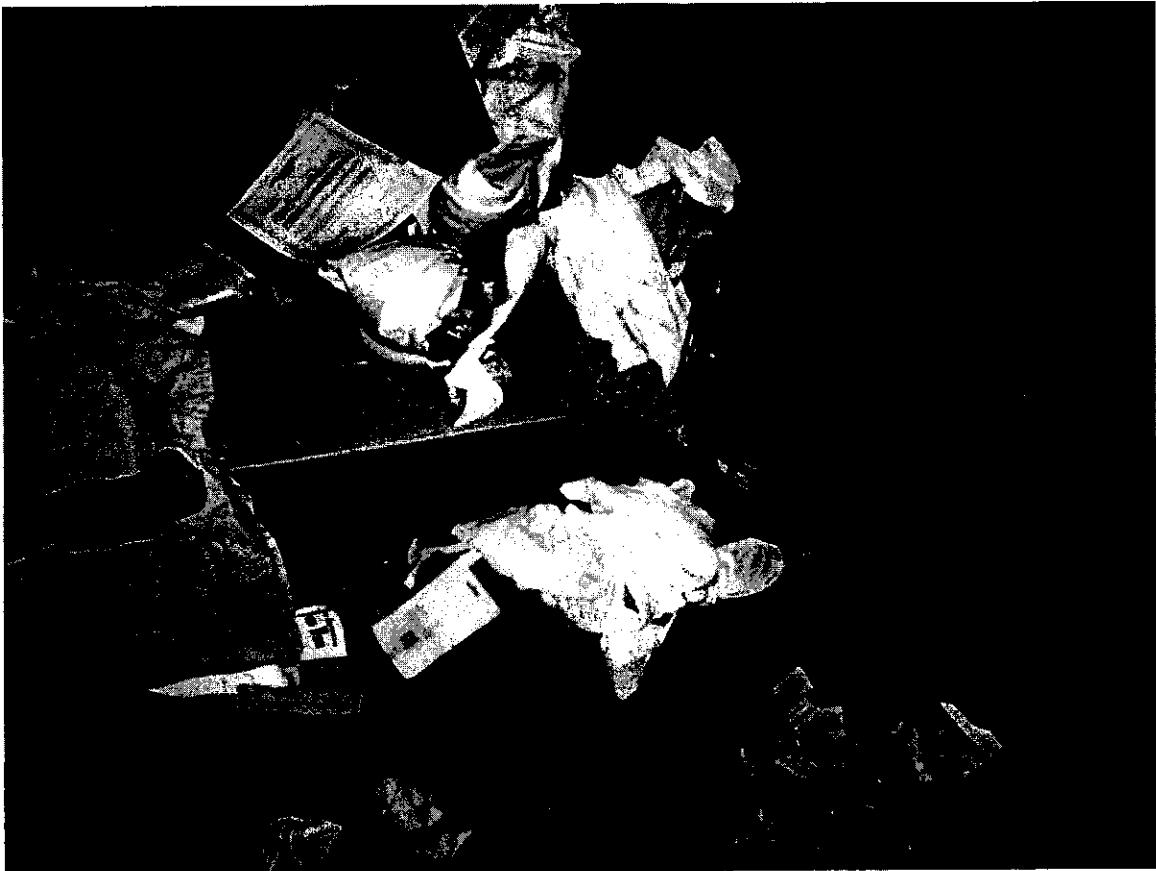


Steve Simon
Secretary of State

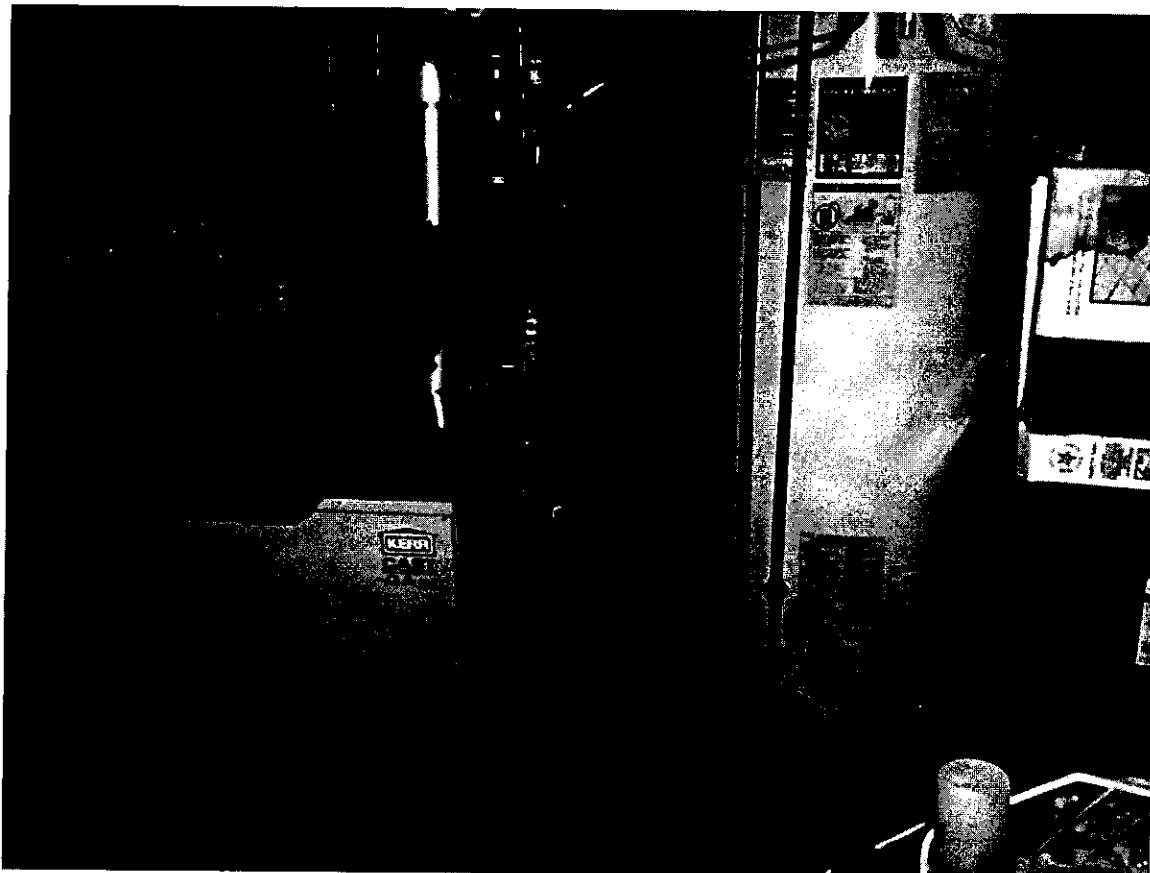


Attachment 4

Date: April 13, 2007
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Folder Name: 1904 PRINCETON AVE
PIN: 042823340095



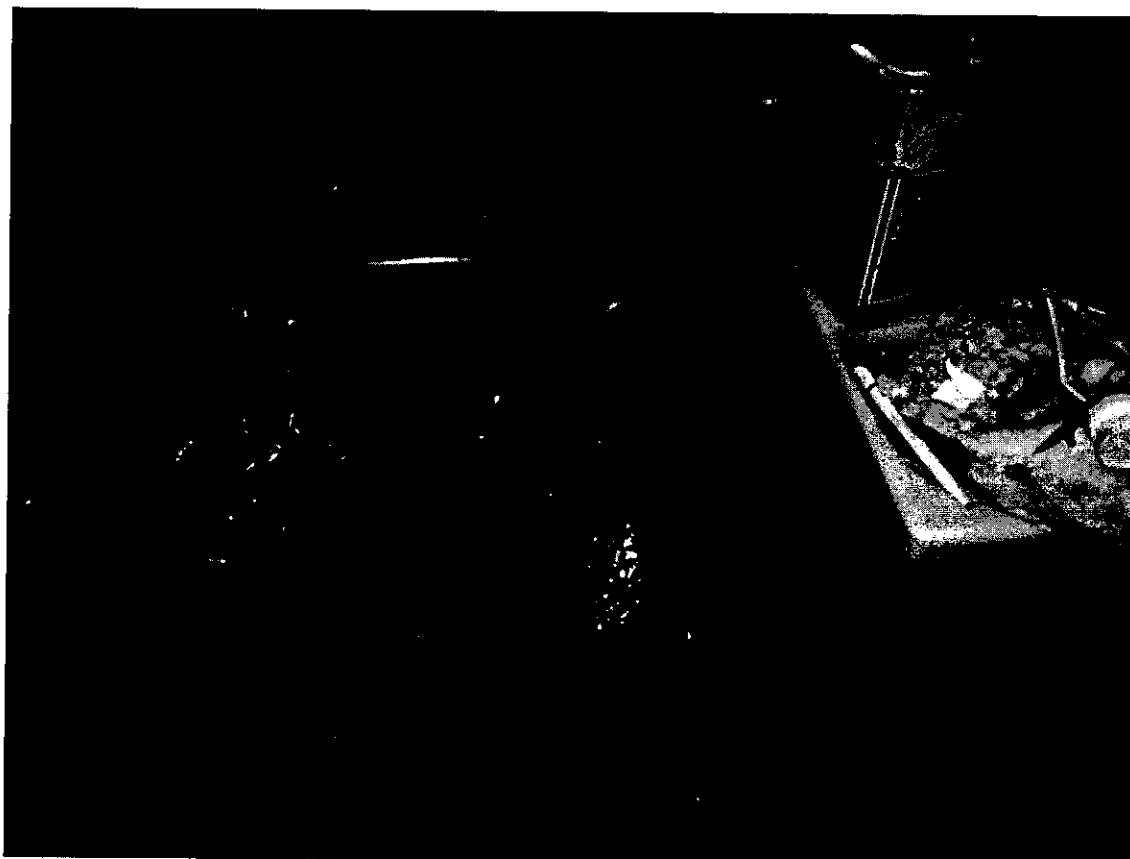
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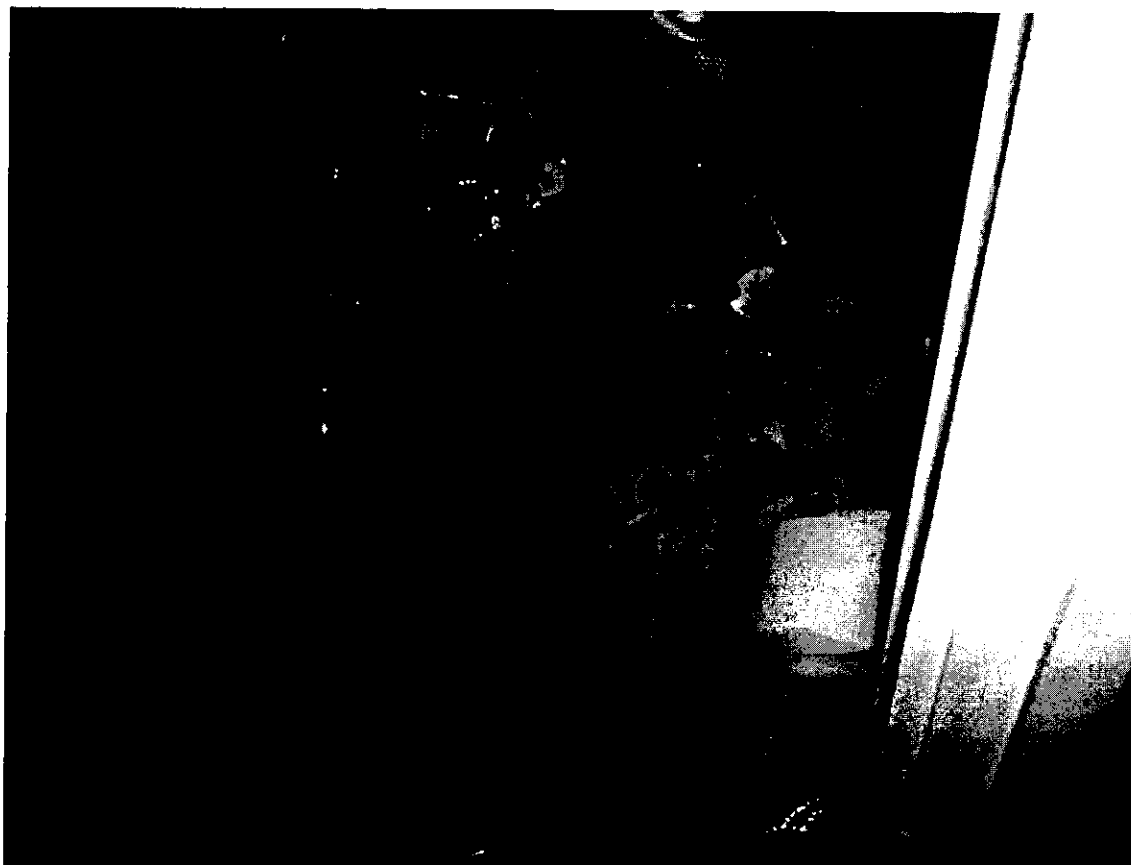
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Attachment 5



Mary Kattar Decluttering Plan: Prepared by Louise Kurzeka of Everything's Together®

I met with Mary Kattar on July 16, 2020 to discuss the project of assisting her with decluttering her vacant home at 1904 Princeton Ave, St. Paul, MN. I found her to be very open in talking about the challenges she has in dealing with her hoarding behavior. In my experience, that acknowledgement of a mental health disorder is a crucial plus for finding success in this project.

We met for an initial appointment at her home on July 20, 2020. Working as a team with me outside in the yard and she transporting items up from the basement laundry and workshop area, I observed her willingness to eliminate 90% of what was brought for review. Using her system, we filled one large contractor type bag with trash, set aside a bag of donatable items and placed the remainder into recycling options. She shows a strong motivation to continue working at a strong pace, something I do not always see with other clients who hoard.

In a follow-up phone call, she said she continued to work on her own that day with what remained in those areas as she had a goal of leaving the space with a clear floor. Again, this type of ability to stick to the activity unattended and to work towards a goal is not always typical of what I see in working with people who hoard. This speaks well to her ability to continue to work both with support and on her own to deal with the clutter load in the house.

Moving forward our plan is to work together a couple times each week with some additional phone coaching on my part for the time in between. We will continue to have focus goals for our time together and apart so as to clear areas completely room by room.

Mary is paying for my services directly and I am billing her weekly to keep the financial piece on track. She also is paying for any expenses for materials or disposal for the project. The intention is for us to continue the work until the home has been cleared and the property can be fully reviewed to determine needed remediation.

Everything's Together®
3301 Library Lane
St. Louis Park, MN 55426
(952)939-8080
louise@everythingstogether.com



August 24, 2020
Steve Anderson
Anderson Law Group PLLC
1010 Dale St N
St. Paul, MN 55117

Dear Steve,

As you know, I have been supporting Mary Kattar since mid-July with the work she is doing to clear her home at 1904 Princeton Ave, St. Paul, MN. We made very good progress in three in person appointments as evidenced by photos previously sent. With a concern for cost of hands on services, we then shifted to phone coaching every few days to keep Mary focused on forward momentum. With the coaching calls I check in with her on work she has done and she makes a commitment to where she will focus for the next few days. She sets goals for herself to accomplish work in a specific area and has shown ability to stay on task and accomplish the goals.

For instance, she has accomplished goals of clearing and cleaning the laundry area, furnace room and upstairs bathroom. And at my suggestion, she has also spent time in other areas to vary the routine each day and manage any overwhelm she may feel. Mary has kept up her usual pace at sorting house contents into groupings for recycle, trash, keep, donate and acts on the groupings that can be removed from the house, by getting bags into recycling, putting trash into garbage bins and dropping off donations on her way home. And while there still remain partially filled boxes or bags of sorted items within the house, this is typically how someone in Mary's position can successfully manage the process of decluttering a hoard.

She has maintained a strong motivation which is not typical to what I see in hoarding circumstances. And while the pace may be slower than what would officially be desired, she is making progress and doing so with acknowledgement of her hoarding disorder. In my professional opinion, I believe she can continue to move ahead in clearing the home in preparation for remediation work. A best-case scenario would be to extend the time available to her so she can continue to clear the house of all possessions. I remain willing and able to support her in this process.

Regards,

Louise Kurzeka
Everything's Together





1904 Princenton Ave.Photos.8-21-20

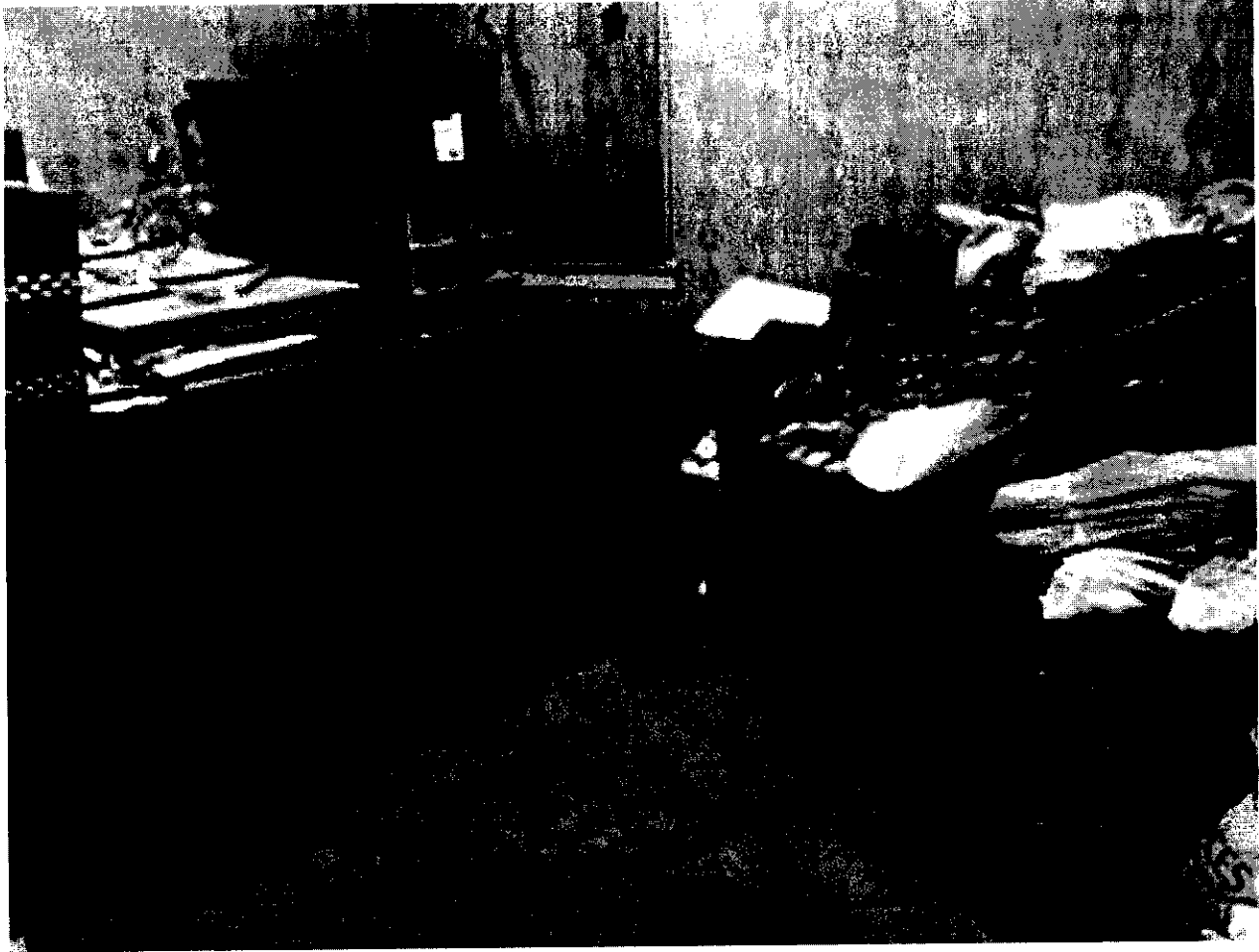


1904 Princenton Ave.Photos.8-21-20

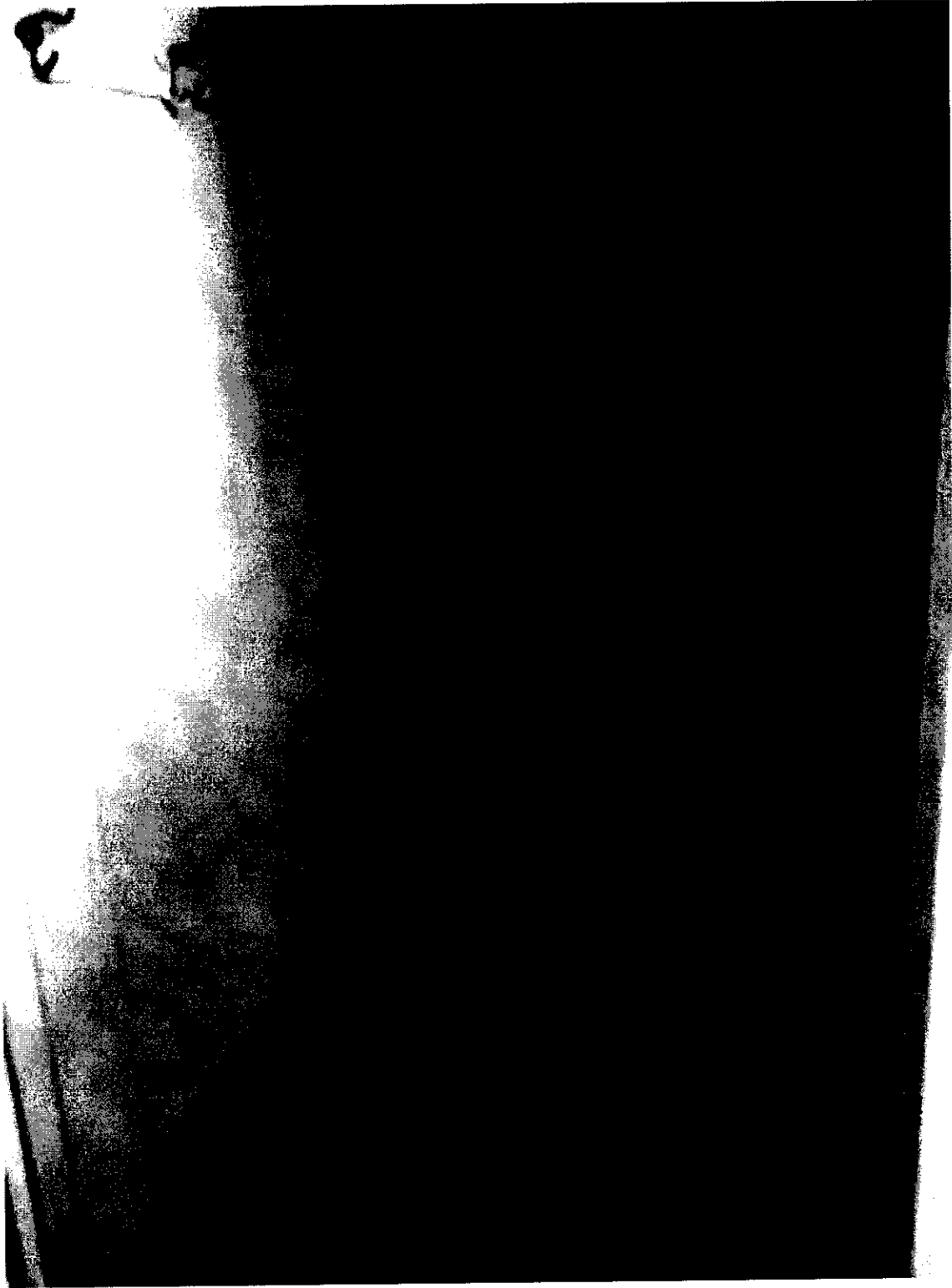




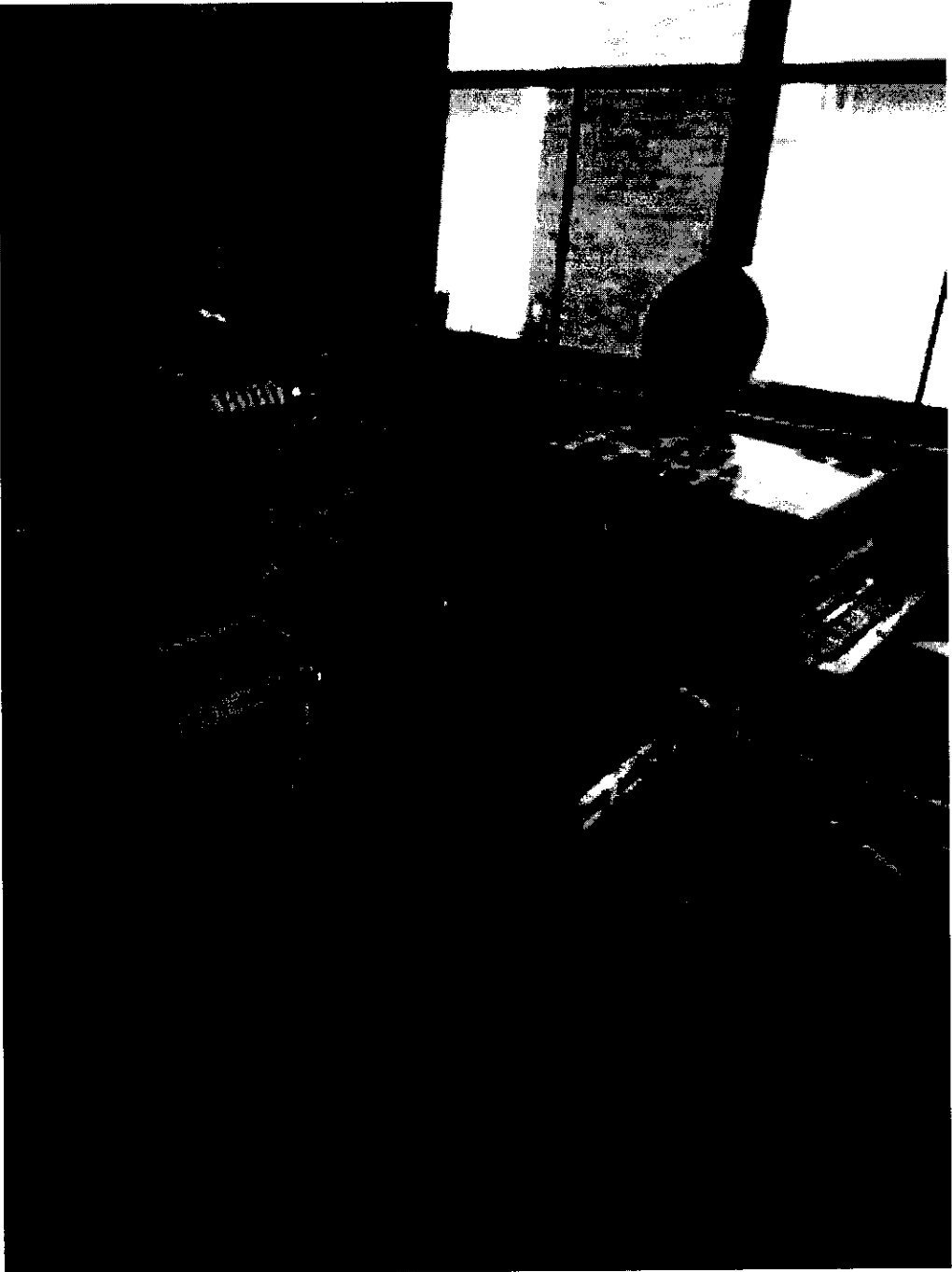


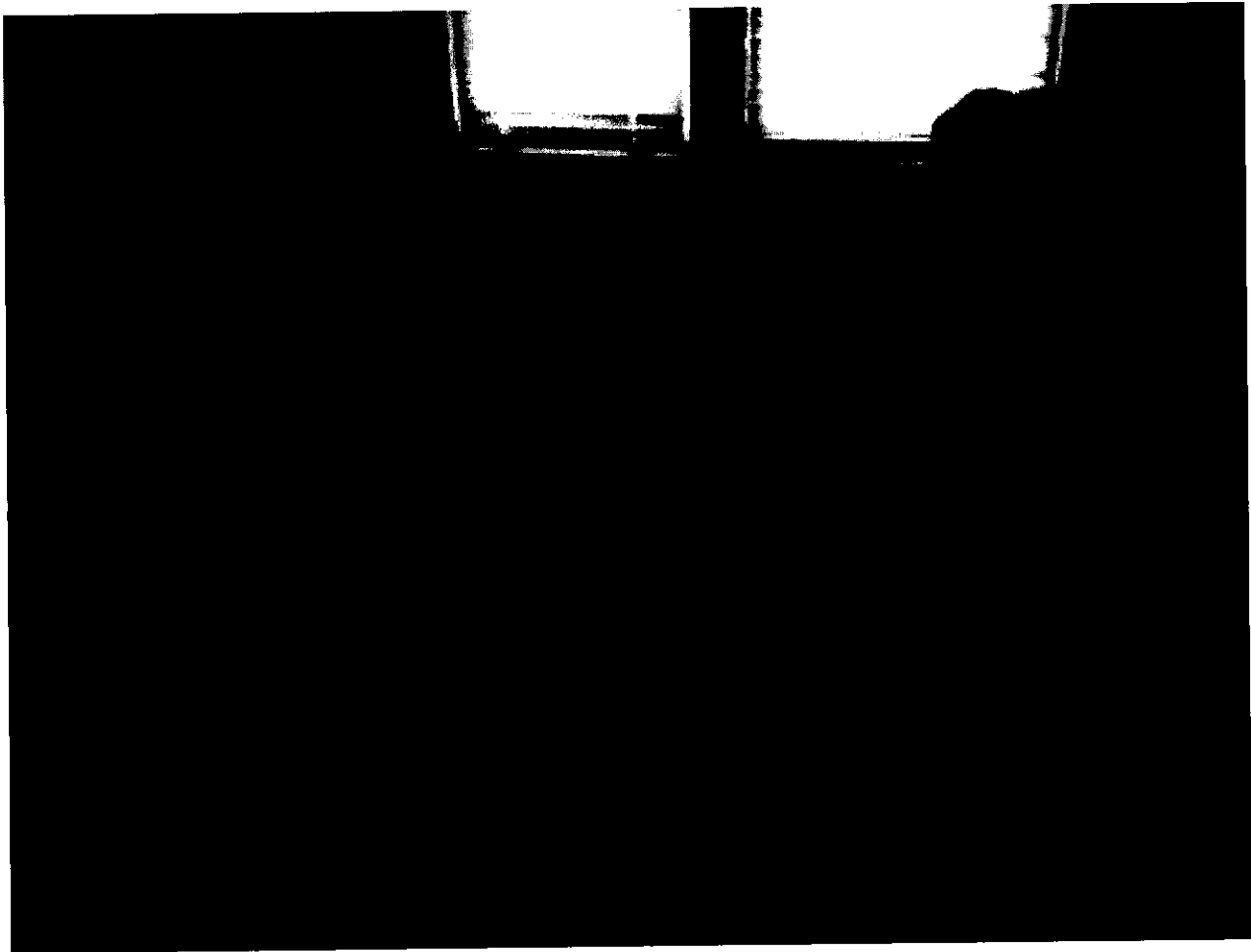












Attachment 6

From: Mkattar@usfamily.net

Sent: Tuesday, May 19, 2020 1:52 PM

To: Steven Anderson

Subject: Meeting tomorrow

Hi Steve,

Just for the record, I don't feel comfortable with someone walking through our home tomorrow due to the risk of Covid exposure. I have been the only person in there for the past 3 months so I feel safe working there as of today. John and I have avoided all contact with family members to minimize our risk of exposure as well as theirs. It is just frustrating to deal with all this mixed messaging regarding a deadly disease. In my opinion, it doesn't make sense to have a stranger enter when I'm excluding all family and friends. I'm doing my best to avoid the ICU, but I feel society is working against me. I'll be there tomorrow since it appears to be essential to everyone but me.

Regards,

Mary Kattar

Attachment 7

From: Brengman, Lawrence
Sent: Tuesday, November 3, 2020 11:04 AM
To: Steven Anderson
Cc: Monica Brengman; Brengman, Lawrence
Subject: Remove or Repair of the Structure at 1904 Princeton Avenue

Steve,

Thanks for taking my call.

We are willing to purchase the Property at 1904 Princeton for the Total price of \$125,000.00 in "as is condition" if the City is willing to give me 30 days to have the Property cleaned out.

We will also remove all of the Principal Violations from the list after closing of the Property in the same time period.

We have a lot of experience in the rental property business in the City of Saint Paul. We have been active in this business for over forty year and currently are managing property in the City.

Regards,

Larry and Monica Brengman

909 Adeline Court Mendota Heights Mn. 55118

612-747-69370.

Attachment 8

From: info@next7th.com
Sent: Monday, May 11, 2020 11:12 AM
To: Steven Anderson
Cc: Dave Wickiser
Subject: Purchase Agreement for 1904 Princeton

Steve:

Attached is the **purchase agreement** for **1904 Princeton Avenue in Saint Paul, MN 55105.**

I have included a copy of the **earnest money check** (\$5000.00) and a **letter from Security State Bank of Marine.**

If you are in need of a hard copy today please let me know and I can drop one off at your home or office. I can also get you the check for the earnest money for deposit into escrow. We would like to close at Burnet Title's Highland Park Office located at 1991 Ford Parkway Saint Paul, MN 55116. I can set up the file at Burnet once we have an executed Purchase Agreement.

I can be reached at this email or on my cell phone at 651-925-7446.

Thank you for your attention in this matter,

Shawn Devine
Next 7th Properties, LLC
Cell: 651-925-7446
www.next7th.com

PURCHASE AGREEMENT

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- 1. Date May 10 2020
- 2. Page 1

- 3. BUYER (S): Top Flight, LLC Shawn Devine
- 4. Landidt, LLC
- 5. Buyer's earnest money in the amount of _____
- 6. Five Thousand Dollars (\$ 5,000.00)
- 7. shall be delivered to listing broker, or, if checked, to _____ no later than two (2) Business Days after Final Acceptance Date of this Purchase Agreement. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.
- 8. Said earnest money is part payment for the purchase of the property located at
- 9. Street Address: 1904 Princeton Ave
- 10. City of Saint Paul, County of Ramsey
- 11. State of Minnesota, Zip Code 55105, legally described as W 10 FT OF LOT 5 AND ALL OF LOT 6 BLK 1
- 12. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, and lawn watering systems; sheds; storm sashes, storm doors, screens, and awnings; window shades and blinds; traverses, curtain and drapery rods, valances, draperies, curtains, and window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals; water softeners; water treatment systems; water heating systems; heating systems; air exchange systems; environmental remediation systems (e.g., radon, vapor intrusion); sump pumps; TV antennas, cable TV jacks and wiring, and TV wall mounts; wall and ceiling-mounted speakers and mounts; carpeting; attached mirrors; garage door openers and all controls; smoke detectors; doorbells; thermostats; fireplace screens, doors, and heatilators; **ANY OF THE FOLLOWING, IF BUILT-IN:** dishwashers, refrigerators, wine and beverage refrigerators, trash compactors, ovens, cook-top stoves, warming drawers, microwave ovens, hood fans, shelving, work benches, intercoms, speakers, air conditioning equipment, electronic air filters, humidifiers and dehumidifiers, liquid fuel tanks and all controls, pool and spa equipment, propane tanks and all controls, security system equipment, TV satellite dishes; the above-mentioned inclusions **AND** the following personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:
- 13. _____
- 14. Notwithstanding the foregoing, leased fixtures are not included.
- 15. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:
- 16. _____

PURCHASE PRICE:

- 17. Seller has agreed to sell the Property to Buyer for the sum of (\$ 170,000.00)
- 18. One Hundred Seventy Thousand Dollars,
- 19. which Buyer agrees to pay in the following manner:
- 20. 1. 20 percent (%) of the sale price in CASH, or more in Buyer's sole discretion, which includes the earnest money;
- 21. 2. 80 percent (%) of the sale price in MORTGAGE FINANCING. (See following Mortgage Financing section.)
- 22. 3. _____ percent (%) of the sale price by ASSUMING Seller's current mortgage. (See attached Addendum to Purchase Agreement: Assumption Financing.)
- 23. 4. _____ percent (%) of the sale price by CONTRACT FOR DEED. (See attached Addendum to Purchase Agreement: Contract for Deed Financing.)

CLOSING DATE:

- 24. The date of closing shall be May 28 2020.



Attachment 9

n - Ramsey County, MN - Property Tax: 042823340095



Pay Property Tax

Pay Property Taxes



05/07/2019

Summary View

Parcel ID 042823340095
Parcel Status Active
Property Address 1904 PRINCETON AVE
 ST PAUL, MN 55105-1523
Sec/Twp/Rng 04/028/023
Brief Tax Description Lot 5 Block 1 of BERRYHILL PLACE
 W 10 FT OF LOT 5 AND ALL OF LOT 6 BLK 1
 (Note: Not to be used on legal documents)
Parcel Area 0.14 Acres
Parcel Width 50 Feet
Parcel Depth 125 Feet
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification 4BB1-Residential Non-Homestead single unit
Roll Type Real Property
Municipality ST PAUL
School District ISD #625
Watershed CAPITAL REGION W/S
TIF District
Land Use Code 510 R - SINGLE FAMILY DWELLING, PLATTED LOT
 * The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.
 * To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	John F Katter Mary Jo Durand	1904 Princeton Ave St Paul MN 55105-1523

Current Tax Year

*Information listed is as of yesterday. For specific payoff information contact [Property Tax Info](#) at 651-266-2000

First Half Due 05-15-2020		Second Half Due 10-15-2020	
Amount Due	\$3,769.00	Amount Due	\$3,769.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
Sub Total	\$3,769.00	Sub Total	\$3,769.00
Payments Made	(\$3,769.00)	Payments Made	(\$3,769.00)
Balance Due	\$0.00	Balance Due	\$0.00
Total Due \$0.00			

Tax Summary

	2020 Payable	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$287,000	\$286,100	\$263,400	\$240,600	\$240,600
Taxable Market Value	\$287,000	\$286,100	\$263,400	\$240,600	\$240,600
Net Tax Amount	\$4,764.10	\$4,809.64	\$4,300.26	\$3,830.98	\$3,958.90
+ Special Assessments	\$2,773.90	\$2,902.36	\$2,895.74	\$3,021.02	\$2,385.10
= Total Taxes	\$7,538.00	\$7,712.00	\$7,196.00	\$6,852.00	\$6,344.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$7,538.00	\$7,712.00	\$7,196.00	\$6,852.00	\$6,344.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Special Assessments

Note: + sign indicates a multiple year assessment. Click on the + to view additional years.

Assess #	Year	Description	Initial Amount	Principal	Interest	Installment Amount	Remaining Balance	Deferred
R-012099960	2020	2020 RECYCLING	\$0.00	\$0.00	\$0.00	\$58.20	\$0.00	No
T-011151370	2020	PRIOR/GOODRICH AREA RSVP PHASE 1	\$0.00	\$0.00	\$0.00	\$244.68	\$0.00	No
T-011988000	2020	T-011988000 Vacant Bldg Reg Fee	\$0.00	\$0.00	\$0.00	\$2,446.42	\$0.00	No
T-012099970	2020	2020 SOLID WASTE	\$0.00	\$0.00	\$0.00	\$24.60	\$0.00	No

Note: Installment amount is the amount that will be included in the property tax total for the referenced payable year.
 Remaining Balance is the amount eligible for prepayment. Prepayment must be paid in full by November 15th of the current year.
 Please call the City of Saint Paul General Assessment line for payoff amounts or additional information concerning any Saint Paul assessment. You can reach them at 651-266-8858 or go to [Assessment Lookup](#).

Suburban property owners should call 651-266-2000 for detailed assessment information.

Tax Transaction History

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2020	10/16/2020	10/15/2020	Payment	(\$2,382.05)	(\$1,386.95)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,769.00)
2020	5/18/2020	5/15/2020	Payment	(\$2,382.05)	(\$1,386.95)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,769.00)
2020	2/23/2020		Original Charge	\$4,764.10	\$2,773.90	\$0.00	\$0.00	\$0.00	\$0.00	\$7,538.00
2019	10/15/2019	10/15/2019	Payment	(\$2,404.82)	(\$1,451.18)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,856.00)
2019	5/17/2019	5/15/2019	Payment	(\$2,404.82)	(\$1,451.18)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,856.00)
2019	2/28/2019		Original Charge	\$4,809.64	\$2,902.36	\$0.00	\$0.00	\$0.00	\$0.00	\$7,712.00
2018	10/15/2018	10/15/2018	Payment	(\$2,150.13)	(\$1,447.87)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,598.00)
2018	5/14/2018	5/14/2018	Payment	(\$2,150.13)	(\$1,447.87)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,598.00)
2018	2/28/2018		Original Charge	\$4,300.26	\$2,895.74	\$0.00	\$0.00	\$0.00	\$0.00	\$7,196.00

Pay Property Tax

Pay Property Taxes

Statements and Notices

2020

- [Value Notice](#)
- [Tax Statement](#)
- [Payment Stubs](#)
- [Proposed Tax Statement](#)

2019

- [Value Notice](#)
- [Tax Statement](#)
- [Payment Stubs](#)
- [Proposed Tax Statement](#)

2018

- [Value Notice](#)
- [Tax Statement](#)
- [Payment Stubs](#)
- [Proposed Tax Statement](#)

2017

- [Value Notice](#)
- [Tax Statement](#)
- [Payment Stubs](#)
- [Proposed Tax Statement](#)

2016

- [Value Notice](#)
- [Tax Statement](#)

State of Minnesota

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781.

[Form M1PR \(Property Tax Refund\)](#)

Photos



05/07/2019

No data available for the following modules: Multi-Parcel Link, Delinquent Taxes, Sales, Service Company and Lender.

The information on this website represents current data as available to the system which is updated daily (see Last Data Upload at bottom of page) for the timing of the last update. Information is being provided as is. Its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein or its use.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/3/2020, 3:03:36 AM

Version 2.3.92

Developed by
 Schneider
 GEOSPATIAL

Attachment 10



[Edit](#) [Save](#) [Share](#) [More](#) [Close](#)

2 bd 1.5 ba 1,558 sqft

1900 Princeton Ave, Saint Paul, MN 55105

● Off market Zestimate[®]: \$373,322 Rent Zestimate[®]: \$2,000/mo

Est. refi payment: \$1,803/mo [\\$ Get current rates](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#) [Similar homes](#)

Home value

Zestimate
\$373,322



[Edit](#) [Save](#) [Share](#) [More](#) [Close](#)

4 bd 2 ba 2,432 sqft

1924 Princeton Ave, Saint Paul, MN 55105

Sold: \$531,000 Sold on 08/27/20 Zestimate[®]: \$538,649

Est. refi payment: \$2,564/mo [\\$ Get current rates](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#) [Similar homes](#)

Home value

Zestimate
\$538,649



[Edit](#) [Save](#) [Share](#) [More](#) [Close](#)

3 bd 1 ba 1,230 sqft

1904 Princeton Ave, Saint Paul, MN 55105

● Off market Zestimate[®]: \$326,914 Rent Zestimate[®]: \$2,100/mo

Est. refi payment: \$1,579/mo [\\$ Get current rates](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#) [Similar homes](#)

Home value

Zestimate
\$326,914



[Edit](#) [Save](#) [Share](#) [More](#) [Close](#)

4 bd 2 ba 1,773 sqft

1910 Princeton Ave, Saint Paul, MN 55105

● Off market Zestimate[®]: \$463,760 Rent Zestimate[®]: \$2,466/mo

Est. refi payment: \$2,240/mo [\\$ Get current rates](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#) [Similar homes](#)

Home value

Zestimate
\$463,760

Attachment 11



North End Contracting LLC
663 Shryer Ave W
Roseville, MN 55113 US
(651)488-8605
northendroofing@yahoo.com
www.nerroof.com

Estimate

ADDRESS
STEVE ANDERSON
1904 PRINCETON AVE
ST. PAUL, MN 55105

ESTIMATE # 1152
DATE 07/08/2020

DESCRIPTION	QTY	RATE	AMOUNT
Roofing TEAR OFF/REROOF HOUSE, INSTALL ARCHITECTURAL SHINGLE , INSTALL 6' ICE/WATER BARRIER, INSTALL SYNTHETIC FELT, INSTALL FLASHINGS, INSTALL NEW CHIMNEY FLASHING AND STUCCO REGLET FLASHING, VENTILATION, PULL PERMIT, DEBRIS REMOVAL	1	15,000.00	15,000.00
DECKING REDECK ROOF TO CODE	1	4,500.00	4,500.00
ELECTRICAL UPDATE CURRENT SERVICE TO CITY CODE NEW ARCHS TO BREAKERS UPDATE WIRING TO CODE	1	16,000.00	16,000.00
PAINTING PAINTING INLCUDING SEAL AND PAINT PREP CEILING REPAIR INTERIOR AND EXTERIOR PAINTING,	1	58,000.00	58,000.00

THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE TO
YOU.
ALL ESTIMATES ARE GOOD FOR 30 DAYS DUE TO VOLATILE
MARKETS

TOTAL

\$93,500.00

Accepted By

Accepted Date

Michael Blomberg

7/24/2020

Attachment 12

ESTIMATE

Date: 2/10/2020
Statement 20-1095

QuickTurn Property Services
5045 229th Ave Nw
Nowthen, MN 55070
651-216-4759

Truck Charge of \$250.00 is billed if cancelled in under 24 Hrs.
\$25.00 A month Late Fee

Bill To
John and Mary Jo Kattar
1904 Princeton Ave
Saint Paul
Customer ID QTPS0095

Comments: 651 699 1887

Date	Description	Balance	Amount		
2-10-2020	Clean, organize and declutter per Client and City \$350 an Hr./\$2800.00 a day First day payment at contract signing. Each subsequent Payment at the beginning of each day. Cashier's check or cash Only. Estimate 3 days. Will work per day at client's request. Crew available to start on 14 or 15 th . All extras will be billed separately such as totes, boxes, Dumpsters, or containers. Will be laid out in contract. This is just a cost per day estimate.				
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due



Remittance

Statement #	20-1095
Date	
Amount Due	
Amount Enclosed	

Make cashier's checks payable to QuickTurn Property Services

Thank you for your business!

Varin Enterprises/Domestic Engineering
35 Sterling Street North Maplewood. MN. 55119
(651) 342-1385 (651) 442-3333
scharletward@aol.com

February 6, 2020

John & Mary Kattar
1904 Princeton Avenue
Saint Paul, MN. 55105

Work to be done: Sort and remove excess items from living room, dining room, kitchen, two lower bedrooms, one bathroom, two upstairs rooms, porch and basement to either a dumpster or a Pod. Clean and organize these areas after removal.

Three dumpsters to be furnished by House Calls.

Pod to be furnished by client.

Goal: Make the home livable and make the home accessible for inspectors to do their job such as having walls and floors clear for viewing.

Estimated cost: \$18,500- \$19, 500

Schar Ward