DEPARTMENT OF SAFETY AND INSPECTIONS
*Ricardo X. Cervantes, Director*

CITY OF SAINT PAUL
*Melvin Carter, Mayor*

*375 Jackson Street, Suite 220*
*Saint Paul, Minnesota 55101-1806*

*Telephone: 651-266-8989*
*Facsimile: 651-266-9124*
*Web: www.stpaul.gov/dsi*

May 17, 2022

Gladys Igbo
570 Iglehart Avenue
Saint Paul, MN 55103-2420

Responsible Party
385 University Avenue West
Saint Paul, MN 55103

Dear Ms. Igbo/Responsible Party,

The documentation you left in the DSI Office at 375 Jackson Street on May 13, 2022, requesting an appeal of your property's categorization as a vacant building was filed in our office by you in error.

I tried calling the number you left on these materials but there was no answer and no voice mail

I am returning your documents. You must contact the City Clerk's Office to file an appeal.

The process is outlined here:

Appeals | Saint Paul Minnesota (stpaul.gov)

The City Clerk's Office is located at 310 City Hall, 15 Kellogg Boulevard West, Saint Paul, MN 55102. Their phone number is 651-266-8560.

Feel free to contact me with any questions. My direct phone number is 651-266-9123.

Sincerely,

Robert L. Humphrey, Vacant Building Project Facilitator
Department of Safety and Inspections

C: Stephanie Harrington, City Clerk's Office

DEPARTMENT OF SAFETY AND INSPECTIONS
*Steve Magner, Manager of Code Enforcement*

CITY OF SAINT PAUL

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

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

May 09, 2022

Gladys O Igbo
570 Iglehart Ave
St Paul MN 55103- 2420

**Customer #:1579292**
**Bill #: 1651331**

# VACANT BUILDING REGISTRATION NOTICE

The premises at **385 UNIVERSITY AVE W**
has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **$2,459.00** . The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.
**Payment must be received by June 09, 2022 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806
**Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266- 8688. Any appeal of this fee must be made within ten (10) days of the date of this notice. (Please find an enclosed letter of appeal)

**If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.**

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

**City of Saint Paul**
**Department of Safety and Inspections**

# VACANT BUILDING REGISTRATION FORM

**Date:** 5/13/2022

**Address of Property:** 385 University Avenue, west St Paul MN 55103

**Planned disposition of this building (please check one):**

___ I plan to rehabilitate this structure commencing (date):_____

___ I plan to demolish (wreck and remove) this building by (date):_____

___ I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

___ This building is **vacant as a result of fire damage**. The fire occurred on (date)_____.

I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

* Other: This is a Commercial property that is currently leased out by a Foundation and group. The property has an active lease.

**Responsible Party**: Persons/organizations who will ensure compliance with the ordinance:

| NAME | ADDRESS | PRIMARY PHONE | ALTERNATE PHONE |
|---|---|---|---|
| Gladys Igbo | 570 Iglehart Avenue St Paul MN 55103-2420 | * Phone # 651-983-8151 * | |

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

| NAME | ADDRESS | PRIMARY PHONE | ALTERNATE PHONE |
|---|---|---|---|
| | | | |
| | | | |

All persons listed here will receive letters for the annual fee renewal. *Also use this form to de-register your interest.*

_____
**Print Your Name (legibly)**

_____
**Signature**

_____
**Address**

_____
**City** **State** **Zip**

_____
**main contact telephone** **alternate phone**

_____
**Email address (print legibly)**

**INSTRUCTIONS: $2,459.00 Registration Fee**

***Complete and return this form via us mail or fax***

***Include the $2,459.00 registration fee, ONLY if it is now due. For questions, call 651-266-8989.***

***Make checks payable to*: City of Saint Paul**

***Make Payment online or mail payment to:***

**City of Saint Paul**
**Department of Safety and Inspections**
**Code Enforcement – Vacant Buildings**
**375 Jackson Street, Suite 220**
**St. Paul, MN 55101-1806**

***Credit Card payment accepted online or in person, or by Fax: 651-266-9124***

***Thank you for your cooperation***

ascentium
CAPITAL

SENDER
Ascentium Capital LLC
23970 Highway 59 North
Kingwood, TX 77339-1535

ADDRESSEE
Gladys Igbo
Golden Rose Enterprises Corp
385 University Ave W Unit 201
Saint Paul, MN 55103-2071
Account number: 9023-5313-3004-1488

ACCOUNT NUMBER

9023-5313-3004-1488

ABOUT YOUR ACCOUNT MANAGER

| | |
|---|---|
| Name | Eric Derby |
| Phone Number | (281) 883-0113 |
| Cell Phone | (603) 986-6565 |
| Email Address | EricDerby@AscentiumCapital.com |

Pre-screened for
**$22,483.00**
in working capital[1]

Pre-screened for
**$49,283.00**
in equipment financing[1]

Dear Gladys,

You activated your Acentium Capital account and I've been assigned as your Account Manager. You can call me directly at (281) 883-0113 or on my cell at (603) 986-6565. We've pre-screened your company through Dun and Bradstreet and other credit reporting agencies for $22,483.00 in working capital and $49,283.00 in equipment financing.

Ascentium is a national commercial lender that makes financing simple, fast and affordable. We've funded more than 125,818 companies providing nearly $7.1 Billion in capital.

I look forward to working with you.

Sincerely,

Eric Derby

Eric Derby
Vice President - Sales
Direct - (281) 883-0113
Email - EricDerby@AscentiumCapital.com

Call to review your business credit accounts:
**(281) 883-0113**
Or visit us at:
**ascentiumUSA.com**
Account Number: 9023-5313-3004-1488

## Golden Rose Enterprises Corp

*We use the data below to pre-screen your company[1]*

| | |
|---|---|
| Year Started | 2012 |
| Annual Revenue | $160,000.00 |
| Number of Employees | 2 |
| SIC | 8748 |
| Phone Number | (651) 983-8151 |
| Dun & Bradsteet # | 055964002 |

## Your Pre-Screened Account

| | |
|---|---|
| Account Number | 9023-5313-3004-1488 |
| Account Name | Golden Rose Enterprises Corp |
| Account Manager | Eric Derby |
| Activate By Date | 3/25/2022 |
| Financing Options | |

| Working Capital Loan | Equipment Financing |
|---|---|
| $22,483.00[1] | $49,283.00[1] |

**Total Pre-Screened Amount: $71,766.00**

1. By "pre-screen" we mean that we have determined that your business meets the minimum criteria for financing from us based upon the information available to us when we developed this letter. To obtain specific financing approval, your business must make a specific financing request. Pre-screening and account activation do NOT constitute an approval for financing.

CL MOA 24100

SECURED BY Entrust VERIFY
BUSINESS CREDIT

Gladys-Ogbo
570 Iglehart Ave
St Paul MN
55103
5/13/2022

Attn: James Hoffman
Department of Safety
& Inspections
St Paul MN U.S.A

Re Parcel #
Customer #: 157992
& Bill #: 1651331

Dear Sir/Madam

Please note that I am hereby writing to instate my appeal for this findings hereby stated in the above letter of reference. I own and operate my business in this property. Also there is an active current lease.

This enclosed memo is in default and all the contents herefore contained are false. Please contact and reach

our to me on the process For my disaggreement and herefore stated appeal note of reference

Thank you Sir/Madam

From Gladys-O-Igbo

phone# 651 983 8157

(dysie33@aol.com)

* Cleaner for:

Golden Rose Enterprises

at 385 University Ave

St Paul MN 55103