SAINT PAUL
SAFETY & INSPECTIONS

375 Jackson Street, Suite 220
St. Paul, Minnesota 55101-1806
Phone: 651-266-8989 Fax: 651-266-8951
Visit our website at www.stpaul.gov/dsi

Emergency Summary Abatement Order

Date: March 27, 2026

Vicky Terhell 777 Ohio Street St. Paul, MN 55119	651-324-9242	

It has been determined that an emergency situation exists which creates an imminent health or safety hazard or danger to the public that by its nature requires immediate action, an enforcement officer may issue an emergency abatement.

(a) Include a description of the premises sufficient for identification;

Property address: **777 Ohio Street.**
Legal Description: _____

(b) Specify the violation which exists, and the immediate remedial action required:
Immediately repair the broken sewer. _____

(c) Specify a reasonable time for the City to correct the violation:
March 30, 2026 by 9:00 a.m. _____

(d) The estimated cost of this abatement action is: **$4,000-$10,000**

according to Chapter 34.21(3) and Chapter 45.12 of the Saint Paul Legislative Code.

The City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Inspector: Caballero Badge # 345 Phone# 651-266-9158

Approved by: Magner

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be in excess of $450.00 per hour, plus expenses for abatement.

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

March 30, 2026

Commercial Utilities Inc.
1146 7th St. E
St Paul, MN 55106

NOTICE TO PROCEED WITH SEWER LINE REPAIR

Re: **777 Ohio St. St. Paul MN 55107**

Dear : Anthony Curella

This letter will serve as your official notice to proceed with the sewer line repair at above address.

In accordance with the terms of your contract, the demolition work must be started within five (5) calendar days of the date of this letter and be completed within thirty (30) calendar days of the date of this letter. If **delays** arise, you should contact this office immediately, however, if the above stated contract terms are not met, no future contracts will be awarded to .

Sincerely,

Steve Magner
Manager of Code Enforcement

np60134

Richard Kedrowski

From: Richard Kedrowski
Sent: Tuesday, April 7, 2026 7:19 AM
To: Hector Caballero
Subject: FW: 777 Ohio St Sewer Repair

FYI

-----Original Message-----
From: Steve Magner <steve.magner@ci.stpaul.mn.us>
Sent: Tuesday, April 7, 2026 5:08 AM
To: Richard Kedrowski <Richard.Kedrowski@ci.stpaul.mn.us>
Subject: FW: 777 Ohio St Sewer Repair

FYI, Tony will have the sewer jetted today and should be ok to use.

-----Original Message-----
From: Tony Curella <cuicurella@icloud.com>
Sent: Monday, April 6, 2026 9:25 AM
To: Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: 777 Ohio St Sewer Repair

Think Before You Click: This email originated outside our organization.

Morning Steve,

We have excavated in the front yard and exposed the 6" clay tile pipe. We then televised the pipe toward the main in the street and back towards the house a couple of feet under the front basement wall. That portion of the pipe looks good. The problem appears to be under the basement floor. We are installing an outside clean out in the front yard so there is accessibility for a sewer cleaner to run his jetter through to clean out the sewer line. Please let me know if you have any questions.

Thank you.

Tony Curella
Commercial Utilities Inc
1146 East 7th St
St Paul, MN 55106
Sent from my iPhone

Richard Kedrowski

From: Richard Kedrowski
Sent: Wednesday, April 8, 2026 7:24 AM
To: Hector Caballero
Cc: Lisa Martin
Subject: FW: 777 Ohio

FYI - Drain is open. You can contact House Calls for the cleaning. PO needs to be informed to only use Toilet Paper. Paper towels clog easily!

-----Original Message-----
From: Steve Magner <steve.magner@ci.stpaul.mn.us>
Sent: Wednesday, April 8, 2026 7:22 AM
To: Tony Curella <cuicurella@icloud.com>
Cc: Lisa Martin <lisa.martin@ci.stpaul.mn.us>; Richard Kedrowski <Richard.Kedrowski@ci.stpaul.mn.us>
Subject: RE: 777 Ohio

Thanks for the info.

-----Original Message-----
From: Tony Curella <cuicurella@icloud.com>
Sent: Wednesday, April 8, 2026 7:20 AM
To: Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: 777 Ohio

Think Before You Click: This email originated outside our organization.

Steve,
Just wanted to give you a heads up Midway Sewer was at the house yesterday and was able to clean the sewer line and open it up to get it working. Technician said it was one of the worst paper clogs he's ever seen.

Thanks
Tony Curella
Commercial Utilities, Inc
Sent from my iPhone

Richard Kedrowski

From: Richard Kedrowski
Sent: Monday, April 13, 2026 5:48 AM
To: Hector Caballero
Subject: FW: Invoice for 777 Ohio St.

FYI – Drain is done!

From: James Hoffman <james.hoffman@ci.stpaul.mn.us>
Sent: Friday, April 10, 2026 1:42 PM
To: Tony Curella <cuicurella@icloud.com>
Cc: Steve Magner <steve.magner@ci.stpaul.mn.us>; Lisa Martin <lisa.martin@ci.stpaul.mn.us>; Richard Kedrowski <Richard.Kedrowski@ci.stpaul.mn.us>
Subject: RE: Invoice for 777 Ohio St.

Thank you, Tony

I will get this processed.

James

SAINT PAUL
MINNESOTA

James Hoffman
DSI INSPECTOR III
Department of Safety and Inspections
(651)266-1947
375 Jackson St.
Saint Paul, MN 55101
James.hoffman@ci.stpaul.mn.us
www.StPaul.gov

From: Tony Curella <cuicurella@icloud.com>
Sent: Friday, April 10, 2026 1:05 PM
To: James Hoffman <james.hoffman@ci.stpaul.mn.us>
Cc: Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: Invoice for 777 Ohio St.

Think Before You Click: This email originated **outside** our organization.

Please see attached invoice for Sewer Repair at 777 Ohio St.
I have also attached the invoice from Midway Drain Services for reference only. I have paid them directly.
Any questions please let me know.
Thank you,
Tony

Tony Curella
Commercial Utilities, Inc.
1146 East 7th St.
St. Paul, MN 55106
651-226-6891 (cell)
651-774-0330 (office)
cuicurella@me.com

Richard Kedrowski

From: Richard Kedrowski
Sent: Thursday, May 14, 2026 10:37 AM
To: Hector Caballero
Subject: re: 777 Ohio Ave
Attachments: audio.mp3

5/14/26
777 Ohio
Adam Linn (Nephew)
280-8845
plugged Again!
Adam requested we
clean it so he can
sell it!

Hector,

Did you have any success with Adam yesterday? He left this me
until I hear from you.

Thanks,
Dick

From: Steve Magner <steve.magner@ci.stpaul.mn.us>
Sent: Thursday, May 14, 2026 5:02 AM
To: Richard Kedrowski <Richard.Kedrowski@ci.stpaul.mn.us>
Subject: FW: Voice Mail (32 seconds)

???

From: +1 651-280-8845 (Unverified) <noreply@skype.voicemail.microsoft.com>
Sent: Wednesday, May 13, 2026 11:08 AM
To: Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: Voice Mail (32 seconds)

You received a voice mail from +1 651-280-8845.

Set Up Voice Mail

Richard Kedrowski

From: Richard Kedrowski
Sent: Friday, May 29, 2026 8:16 AM
To: Keith Demarest; Der Vue
Subject: 777 Ohio St

Keith & Der,

There are two Owners listed on the Tax Statement for the property:
Michael Klasen
Vicky Terhell

Both are deceased. Michael on 6/15/2023 and Vicky on 5/20/2026.

This property is no longer Owner Occupied. I copied both of you on the email to House Calls so you have additional information about the property. This property should be Condemned due to the plugged sewer.

Thanks,
Dick

SAINT PAUL
MINNESOTA

Richard Kedrowski
Supervisor
DSI Inspector III
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
P: 651-266-9141 Fax: 651-266-1919
richard.kedrowski@ci.stpaul.mn.us

Richard Kedrowski

From: Richard Kedrowski
Sent: Monday, March 30, 2026 8:46 AM
To: 'Tony Curella'
Cc: Lisa Martin; Hector Caballero; James Hoffman
Subject: RE: 777 ohio St. Sewer repair

Hi Tony,

Owner has Stage 4 cancer and has sewage in the basement. The sooner the better on this one. We have House Calls available for cleanup of the basement upon completion of the repair. We are trying to allow her to stay in the house.

Thanks,
Richard

From: Tony Curella <cuicurella@icloud.com>
Sent: Monday, March 30, 2026 8:11 AM
To: James Hoffman <james.hoffman@ci.stpaul.mn.us>
Cc: Lisa Martin <lisa.martin@ci.stpaul.mn.us>; Richard Kedrowski <Richard.Kedrowski@ci.stpaul.mn.us>; Hector Caballero <Hector.Caballero@ci.stpaul.mn.us>
Subject: Re: 777 ohio St. Sewer repair

You don't often get email from cuicurella@icloud.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

I will get this on the schedule.

Thank you.

Tony Curella
Commercial Utilities Inc
1146 East 7th St
St Paul, MN 55106
Sent from my iPhone

> On Mar 30, 2026, at 7:58 AM, James Hoffman <james.hoffman@ci.stpaul.mn.us> wrote:
>
> Tony,
>
> Please see attached:
>
> Thank you,

James

<image001.png>	James Hoffman DSI INSPECTOR III Department of Safety and Inspections (651)266-1947 375 Jackson St. Saint Paul, MN 55101 James.hoffman@ci.stpaul.mn.us www.StPaul.gov

<777 ohio Sewer repair NTP.doc>