

11-21-2012

- Performed RF inspection for possible over-occupancy, cockroaches, broken fire door, and balcony concerns.
- Inspected 2 units (12 & 14) and both were over-occupied. Both units were missing smoke detectors.
- Active cockroaches seen in the building.
- Fire door damaged.
- Numerous other violations found so reviewed with supervisor Shaff who agreed that an early CofO inspection should be performed. Scheduled CofO inspection for 12-11-2012.
- Made contact with PO, LeRoy McGowan, to discuss findings and schedule smoke detector re-inspection for 11-26-2012.
- Sent correction orders. There were 14 deficiencies contained in the referral correction notice that was sent to PO, LeRoy McGowan.

11-26-2012

- Met maintenance person for smoke detector re-inspection. The smoke detectors were working in the units that were inspected.

12-11-2012

- Attempted to perform RF re-inspection and CofO inspection, but PO, LeRoy McGowan, did not show and tenants were not informed of the inspection.
- Made contact with PO, Leroy McGowan, who indicated he has turned in the keys to the bank in lieu of foreclosure proceedings. PO didn't know the name of the bank or have any contact info, but indicated the bank is located at 200 University Ave W in St Paul.
- Stopped by University Bank and spoke with Joseph Glass 651-259-2279 who indicated that PO, LeRoy McGowan, has executed a warrant deed. The deed has just been recorded with Ramsey County as of December 4, 2012. I explained that there are orders outstanding as a result of a RF and building has been scheduled for a CofO inspection. I gave Joseph Glass a copy of the previous orders that were sent to LeRoy McGowan.
- Bank representative, Joseph Glass, confirms that University Bank is currently the owner of the property and he is in the process of hiring a management company to handle the property.
- Sent CofO change form to Joseph Glass to complete and return. Will be rescheduling a CofO inspection of the building for 12-28-2012 at 9:00am.
- Sent an appointment letter for the scheduled inspection to Sunrise Community Banks, C/O Joseph Glass, at 200 University Ave W, Suite 150, St Paul, MN 55103.

12-12-2012

- Received the completed change of ownership/responsible party from Joseph Glass listing Uptown Realty & Management (Scott Graham) as responsible party.

12-28-2012

- Met PM, Scott Graham, with Uptown Realty & Management for the inspection. Condemned 5 units due to over-occupancy issues and placed placards.
- There was a translator that was obtained by Scott Graham and present during the inspection. I explained the over-occupancy concerns and the condemnation placards to both the translator and Scott Graham. The translator assured me that the tenants understood the process. I explained to Scott Graham the right to appeal the orders.

- Units have been condemned due to over-occupancy of unit, sleeping room(s), and/or both. There are only 3 2-bedroom units in the building. The remaining units are 1-bedroom units. All bedrooms vary between 100sf – 120sf. The 2-bedroom units have total habitable square feet of 585sf and the 1-bedroom units have 439 habitable square feet. Maximum allowable occupancy is 2 people sleeping in any bedroom, 5 people total in a 2-bedroom unit, and 3 people total in a 1-bedroom unit. There is a code compliant emergency escape opening in the living rooms of each apartment unit.
- A representative from Adams pest control was on scene indicating all units have cockroach and mice infestation and unit 24 has bedbugs. Advised I will need a detailed report from him regarding the issues.

12-31-2012

- Issued orders to Uptown Realty & Management based upon the CofO inspection.

1-2-2013

- Posted 4 additional condemnation placards on units today due to over-occupancy of the sleeping rooms.

1-14-2013

- Performed re-inspection of units with missing smoke detectors and units with over-occupancy issues.
- All smoke detectors are installed and working in units inspected.
- There were 9 units that were condemned due to over-occupancy.
- All but 4 units have the over-occupancy issues corrected as of today's re-inspection.
- Unit 1 tenant is actively looking for another place to reside.
- Unit 2 is actively looking for another place to reside.
- Unit 14 was not accessible for the inspection but according to PM, Scott Graham, the interpreter sent an e-mail indicating the tenant will be moving by the end of January 2013.
- Unit 20 tenant will be moving by January 27, 2013.
- According to Scott Graham the tenants in the remaining condemned units speak Burmese language.
- There are currently 170 deficiencies outstanding as a result of today's re-inspection (185 initially -15 abated).
- An appeal has been filed and is scheduled for 1-15-2013. Orders on stay until after appeal.