

November 26, 2014

John Schoenherr  
9129 Trotters Lane  
Woodbury, Mn. 55125

Marcia C. Moermond  
Legislative Hearing Officer  
Office of City Council  
15 West Kellogg Blvd.  
Suite 310, City Hall  
St. Paul, Mn. 55102-1615

**Regarding: 297 Aurora Avenue, St. Paul, Mn. 55102**

Attached is the Work Plan and supporting documents to address the items in the Fire C of O inspection list and financial documents for 297 Aurora Avenue.

If you have any questions about the contents of this work plan, please let me know and I will address it. I can be reached at 651-245-9425 or my e-mail is [johnschoenherr@mmm.com](mailto:johnschoenherr@mmm.com)

Regards,

John Schoenherr  
Property Owner – 297 Aurora Avenue

**Attachments:**

Work Plan for 295 and 297 Aurora Avenue  
Copy of insurance settlement check  
Copy of 3M stock sale  
Copy of External Refuse disposal receipt – 10/27  
Copy of Interior refuse disposal receipt – 11/15  
Pictures before and after the refuse clean out of the property  
Quote for repairs at 297 Aurora Ave  
Copy of Reinspection Fire C of O for 297 Aurora Ave. – Received by mail on 11/25/2015  
Copy of Inspection Fire C of O for 297 Aurora Ave. – Received by mail on 10/22/2015

## Work Plan for 297 Aurora Avenue

I have put together the following work plan for 297 Aurora Avenue. We will work with the Fire Inspectors to resolve all issues requiring service. I will hire licensed contractors where needed and obtain all permits required to complete this work. The total estimated cost of repairs is \$17,000 - \$20,000. Funds needed to complete this work will come from the insurance settlements of \$4974 (copy of settlement Check Attached) and I have sold 3M Stock for around \$19,000 in preparation to cover the rest of the repair costs (Fidelity Transaction attached below and copy of the insurance Payout Check attached below. Quote for Repairs at 297 Aurora Ave. and the Fire Inspection reports from 10/22 and 11/21 are also attached below.)

### Fire Inspection Report Dated 10/22

1. Re-inspection took place on **10/30** of both 297 and 295 Aurora Ave.
2. Interior Cleaning: Tenants belongings held 28 days. Paid \$5406 for a 6 person work crew for 2 days using 4 dumpsters to dispose of all remaining contents of the rental unit. Rental unit is free of all garbage and ready to be fixed. Invoice attached. **Completed 11/13-14 (See photos below)**
3. Exterior – Plan to work with inspector to fix areas of concern and complete as needed in the spring as weather improves **(May 15, 2015)**
4. Exterior garbage was disposed of on October 18, for \$100 at the Pay Dump on Como Ave. – Invoice attached. **Complete 10/27/ 2015 – See attached receipt for disposal**
5. Exterior stairways were made unsecure by past tenants. I will provide temporary support for the winter and replace the front and back steps with concrete steps and iron railings in the spring when weather is appropriate for curing concrete. **(Permits required) (Complete by May 31, 2015)**
6. Hired a licensed contractor to replace all old windows in the property. 8 windows are broken and boarded up and the rest will also be replaced the 1<sup>st</sup> or 2<sup>nd</sup> week December, 2015. Windows have been ordered with the approximate cost of \$7000 installed - \$3000 down payment already made. Part of the Insurance settlement to be applied to these windows. **Complete by 1/5/2015.**
7. Window screens will be repaired along with Windows. . **Complete by 1/5/2015.**
8. Access provided on **10/30/2014.**
9. Furnace Service provided in 2013 and I will work with the Fire Inspection to Complete this item. . **Complete by 1/5/2015.**
10. I will work with the Fire Inspection to complete this item. . **Complete by 1/5/2015.**

### Fire Inspection Dated 11/21:

1. I will remove the hook locking device from the attic door in 295 Aurora Ave. . **Complete by 1/5/2015.**
2. I will work with the tenants of 295 Aurora to get the walls painted and repaired. . **Complete by 1/5/2015.**
3. Not quoted, but I will have my contractor obtain a permit and replace the flex dryer vent with smooth hard metal a vent pipe for 295 Aurora Ave. **Complete by 1/5/2015.**
4. No one is inhabiting 297 Aurora Ave, unit has been cleaned and will be rehabbed under permit per attached quote. Ceilings in living room and dining room to be removed and replaced, Kitchen floor to be replaced, appliances replaced, and the cabinets will be repaired or replaced **by 1/5/2015.**
5. Interior Cleaning: Tenants belongings held 28 days. Paid \$5406 for a 6 person work crew for 2 days using 4 dumpsters to dispose of all remaining contents of the rental unit. Rental unit is free of all garbage and ready to be fixed. Invoice attached. **Completed 11/13-14 (See receipt and photos below)**
6. Exterior – Plan to work with inspector to fix areas of concern. Exterior Panting will need to wait until Spring weather. **(Complete by May 31, 2015**
7. Exterior garbage was disposed of on October 18, for \$100 at the Pay Dump on Como Ave. – Invoice attached. **Complete 10/27/ 2015 – See attached receipt for disposal**
8. Exterior stairways were made unsecure by past tenants. I will provide temporary support for the winter and replace the front and back steps with concrete steps and iron railings in the spring when weather is appropriate for curing concrete. **(Permits required) (Complete by May 31, 2015)**
9. Hired a licensed contractor to replace all old windows in the property. 8 windows are broken and boarded up and the rest will also be replaced the 1<sup>st</sup> or 2<sup>nd</sup> week December, 2015. Windows have been ordered with the approximate cost of \$7000 installed - \$3000 down payment already made. Part of the Insurance settlement to be applied to these windows. **Complete by 1/5/2015.**
10. Replaced with windows in #8. **Complete by 1/5/2015.**
11. Furnace Service provided in 2013 and I will work with the Fire Inspection to complete this item. **Complete by 1/5/2015.**
12. I will work with the Fire Inspection to complete this item. **Complete by 1/5/2015.**

Insurance Payout Check:

<b>Alstate</b>		<b>Alstate</b>	
JOHN A. SCHOENHERR		352542088	
in payment for Dwelling For Vandalism and Malicious Mischief Loss for Date of Loss 10/13/2014.		Date: 10/16/2014	
		Check: DANIEL DUROSA	
Four Thousand Nine Hundred Seventy-Four & 18/100 USD		4,974.18	
JOHN A & CATHERINE A SCHOENHERR		Alstate Insurance Company	
8129 TROTTERS LN, WOODBURY, MN 55125-5873 US			
YOUR PAYEE'S SIGNATURE: [Signature]			

Fidelity Stock Sale Transaction:

<b>Exercise and Sell</b>	As of 11/25/2014, 11:00pm ET
Transaction Type	<b>Exercise and Sell</b>
Transaction Date	<b>11/18/2014</b>
Grant Date	<b>05/09/2006</b>
Grant ID	<b>NQ2005US</b>
Grant Type	<b>NSO</b>
Grant Price	<b>\$87.3500</b>
Quantity Exercised	<b>400</b>
Distributed through	<b>Brokerage</b>
<b>Tax Information</b>	
Fair Market Value at Exercise <sup>1</sup>	<b>\$63,800.00</b>
Exercise Cost	<b>\$34,940.00</b>
Taxable Income	<b>\$28,860.00</b>
<b>Explanation of Proceeds</b>	
Sale Proceeds	<b>\$63,800.00</b>
Less Cost	
Exercise Cost	<b>\$34,940.00</b>
Commissions	<b>\$19.95</b>
SEC Fee	<b>\$1.41</b>
FEDERAL	<b>(25.00%)\$7,215.00</b>
MEDICARE	<b>(2.35%)\$678.21</b>
MN	<b>(6.25%)\$1,804.00</b>
<b>Total Tax Withheld <sup>5</sup></b>	<b>\$9,697.21</b>
<b>Net Cash Proceeds</b>	<b>\$19,141.43</b>

Receipt for Exterior Refuse disposal:

ADVANCED DISPOSAL ST PAUL T S  
309 COMO AVE  
ST PAUL, MN 55103  
6514878546

000099  
CASH CUSTOMER  
309 COMO AVENUE  
ST PAUL, MN 55103

CASH  
INBOUND

SITE	CELL	TICKET #	OPERATOR
GT		599694	41816
TRUCK	CONTAINER	LICENSE	
1000			
REFERENCE			IN
REDCHEVY			10/25/14 11:36 am
			10/25/14 11:45 am

CONTRACT: CASH CUST PRICING				GROSS	6,800.00	LBS	Scale In
BOL:				TARE	6,360.00	LBS	Scale Out
				NET	440.00	LBS	
QTY	UNIT	DESCRIPTION	ORIGIN	%	RATE	TAX	TOTAL
0.22	tn	TRASH/MSW	22	100.00	\$117.30	\$15.75	\$50.75

THANK YOU FOR YOUR BUSINESS

I hereby certify that this load does not contain any unauthorized hazardous waste.

MN STATE TAX  
RAMSEY CEC

Tax Total	Total	\$50.75
\$5.95	Paid	\$50.75
\$9.80	Change	\$0.00
Check #		
Recpt #		0

SIGNATURE: \_\_\_\_\_

FACILITY COPY

ADVANCED DISPOSAL ST PAUL T S  
309 COMO AVE  
ST PAUL, MN 55103  
6514878546

000099  
CASH CUSTOMER  
309 COMO AVENUE  
ST PAUL, MN 55103

CASH  
INBOUND

SITE	CELL	TICKET #	OPERATOR
GT		599883	41816
TRUCK	CONTAINER	LICENSE	
1000			
REFERENCE			IN
RED			10/27/14 4:53 pm
			10/27/14 4:58 pm

CONTRACT: CASH CUST PRICING				GROSS	6,740.00	LBS	Scale In
BOL:				TARE	6,500.00	LBS	Scale Out
				NET	240.00	LBS	
QTY	UNIT	DESCRIPTION	ORIGIN	%	RATE	TAX	TOTAL
0.12	tn	TRASH/MSW	22	100.00	\$117.30	\$15.75	\$50.75

THANK YOU FOR YOUR BUSINESS

I hereby certify that this load does not contain any unauthorized hazardous waste.

MN STATE TAX  
RAMSEY CEC

Tax Total	Total	\$50.75
\$5.95	Paid	\$50.75
\$9.80	Change	\$0.00
Check #		
Recpt #		0

SIGNATURE: \_\_\_\_\_

CUSTOMER COPY

Receipt for dumpsters and clean-up crew on Nov. 13-14

Tom Lennartson Construction, Inc.  
9353 71st St N  
Stillwater MN 55082-9321

No.

DATE	11-15-14
ORDER NO.	

NAME	John Schoenherr		
ADDRESS	3129 Trotters Lane Woodbury MN		
SOLD BY			
<input type="checkbox"/> CASH	<input type="checkbox"/> C.O.D.	<input type="checkbox"/> PAID OUT	55125
<input type="checkbox"/> CHARGE	<input type="checkbox"/> MERCHANDISE RETURNED		

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Duplex 297 Audora Ave		
	Clean 4 Floors out of		
	Material Room Left in		
	Apartment		
	ALL Labor & Dumpsters (4)		
	Labor	2575.00	
	Dumpsters	2606.25	
	4		
	(ADD Summary Time & Dump 225.00)		5181.25
	Thump Yaw		- 1000.00

adams  
NC2581

SIGNATURE

ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL

GENERAL PURPOSE

Due 140625