**805 Hudson Road History**

Ownership of Property

- Wendy Lampert Brown purchased the property on Contract for Deed on December 17, 1982. She ran the business as Wendy's Doghouse and had an animal- pet shop license; apparently operated as a dog grooming business. The responsible party for this property was also listed as Debbie Larson. A C of O inspection was done on 1/28/2004; approved with corrections. Previous C of O information is not listed in STAMP.

- Deborah Larson Diaz purchased the property on August 9, 2005 from Wendy Lampert Brown with a purchase price of $110,000. Ms. Larson obtained a mortgage through US Bank in the amount of $88,000. There was an assignment of mortgage September 27, 2010 from US Bank to Tahoe-I, LLC.

- Ms. Larson subsequently defaulted on that loan and a Notice of Lis Pendens was filed with Ramsey Co District Court January 31, 2011. Tahoe-I LLC purchased the Sheriff's Certificate for this property on August 3, 2011 which was subsequently confirmed by the court on September 13, 2011 (6 month redemption period). There is no history of activity at the property in 2011. Fire Inspection Code Compliance was done on 10/17/14: Tahoe I-LLC, 1717 Paramount Dr, Suite 2a, Waukesha, WI 53186.

- Tahoe-I LLC sold the property by Warranty Deed on 10/24/14 to Patrick Nseumen, Grantee. Sale price $16,000 per Ramsey County Property Records.

Enforcement Actions

- Summary abatement orders issued to Tahoe-I LLC in May 2012 for garbage/rubbish and tall grass & weeds. Illegal dumping was also noted on the property in June 2012. The vacant building file was then opened as a category 2 on 7/6/12 with inspector noting the building was boarded and there was peeling paint.

- Summary abatement for garbage rubbish was issued to Mr. Nseumen on 4/7/15 which resulted in a work order. SA for tall grass & weeds was issued to Mr. Nseumen on 6/11/15 which resulted in a work order. SA was issued on 9/15/15 for tall grass & weeds which resulted in a work order.

- A letter from the Dep of Parks and Rec, Forestry, was issued on 12/7/15 to remove a dangerous tree on private property with a compliance date of 12/21/15. A work order issued to remove the tree which was removed on 1/4/16.

- Snow/ice letter issued on 1/26/16; work order sent on 2/12/16. Tall grass/weeds letter issued on 5/16/16; done by owner. Summary abatement order issued on 9/1/16 to remove garbage/rubbish; work order sent on 9/9/16.

Substantial Abatement Process

- An appointment letter dated July 31, 2015 was sent to Patrick Nseumen, 19101 Twilight Tr, Eden Prairie, MN 55346 to conduct a BDI on the property August 13, 2015. Mr. Nseumen did not show for the inspection. The inspectors used the previous Code Compliance/Team Inspection report that had been done on 10/17/14 for the list of deficiencies in the BDI and OTA. The OTA was mailed to Mr. Nseumen on September 30, 2015.

- The Notice of Public Hearing was mailed to Mr. Nseumen at his address on file in Eden Prairie on November 6, 2015 scheduling the date for the LH for 12/8/15 and City Council for 1/6/16. Mr. Nseumen did not appear for the hearing on 12/8/15. He also did not appear for the Council Public Hearing on 1/6/16. The Council ordered the building demolished.

- At some point after the Council's action, Mr. Nseumen contacted the LHO and Council granted referring the matter back to legislative hearings. Several hearings were held with a list of conditions which needed to be met. Mr. Nseumen posted the performance deposit on 1/20/16. A Fire Inspection Code Compliance was applied for on

June 13, 2016 and was issued on July 19, 2016. Mr. Nseumen's address was changed: Patrick Nseumen, 8288 Red Rock Road, Eden Prairie MN 55347.

Zoning Actions

- This commercial building is located in a residential zoning district and lost its legal nonconforming zoning status. Mr. Nseumen filed an application to rezone the property from RT1 Two-Family Residential to T2 Traditional Neighborhood. The Zoning Committee of the Planning Commission met on November 24, 2015 and recommended denying the application to rezone the property. The full Planning Commission also denied the application at their December 4, 2015 meeting.

- Mr. Nseumen then applied to reestablish a nonconforming use of the property as a coffee shop. The Zoning Committee of the Planning Commission met on June 30, 2016 and recommended approval with a condition that the approval was for a coffee shop only as defined by the Zoning Code. It was noted that the district council made no recommendation; however, I do see a letter from D4 dated 7/7/16 recommending approval. As far as signatures, six property owner signatures were required (can the applicant sign a petition for their own application because that it what Mr. Nsuemen did). The Planning Commission approved the application, with the condition, at its meeting on July 8, 2016.

Council Grant of Time

- On 7/20/17, the City Council granted a stay on the enforcement of the original resolution which had been approved on 1/6/16 allowing 90-days to rehabilitate or raze the building.

- There is no record of any permits having been applied for by Mr. Nseumen or any contractors for this property. There was a waiver of the vacant building fee for 90 days done on June 14, 2016. The only time permits are ever denied by DSI is when the vacant building fee is due and owing. If the owner chooses not to pay it, it then goes to assessment and is considered paid once it is assessed; permits are then allowed to be pulled. There is a note in the VB folder that states "7/21/16: City Council has given approval for permit issuance. On 7/20/16 a 90-day extension was approved. The Planning Commission has approved the nonconforming use of this property as a coffee shop." A DSI customer service rep would have seen the note in the file and would have known it was ok to issue permits.

- On 10/26/16, a 30-day notice to forfeit the performance deposit was sent to Mr. Nseumen. On 11/28/16 a notice forfeiting the performance deposit was issued and the $5,000 was forfeited on 12/17/16.

- Real Estate taxes for 2016 are delinquent in the amount of $3,368.99; taxes for 2017 are due and owing in the amount of $7,282.20. The property is scheduled for tax forfeiture July 31, 2018.