#1473734 SERVICE HOLD - UDRF - 11 Como Ave, Unit 3 - 2025-11-06

Submitted	Received via	Requester
November 6, 2025 at 13:00	Phone call (inbound)	Craig S Laughlin <craig.s.laughlin@gmail.com>

CCs

Theresa Paul <tpaul@mbgprop.com>

Status category	Ticket status	Type	Priority	Group	Assignee
Open	Open	Question	Normal	PW - Garbage	Jillian Barden

Latitude/Longitude	Location	Other Telephone
-93.10026,44.95907	11 Como Ave, Floor 1-2, St. Paul, Minnesota, 55103	16128672203

Start Date - first collection day with no service

October 1, 2025

Other Name

Craig

I certify by submitting this application that the Service Hold being requested meets the stated requirements of a Service Hold, under penalty of the City of Saint Paul City Code of Ordinances.

Yes

Number of unoccupied units at the residence	Ward	Do you need an interpreter?
Two Units	Ward 1	No

Service Hold Request Type

Unoccupied Dwelling Registration - over 26 weeks

I certify by submitting this application that the residential dwelling unit is completely unoccupied

Yes

Is this property currently for sale?	Please select the reason you are contacting the solid waste team
No	Service Hold

Please select the reason for this Unoccupied Dwelling Request	Property owner or tenant?
Under Construction/New Build	Property owner

What size cart do you have?	Total time spent (sec)	Time spent last update (sec)
Medium (64 gallons)	2278	436

Sign up for Recycling & Garbage Service Updates and Alerts

TEXT: for service delays due to inclement weather and important updates

---

Michele Jerue November 6, 2025 at 13:00 Internal note

Call from: +1 (612) 867-2203
Call to: +1 (651) 413-6624
Time of call: November 6, 2025 at 6:59:03 PM UTC
Answered by: Michele Jerue

Michele Jerue November 6, 2025 at 13:06 Internal note

Inbound call from +1 (612) 867-2203

Call Details
Call from: +1 (612) 867-2203
Call to: +1 (651) 413-6624
Time of call: 2025-11-06 18:59:03 UTC
Location: Minneapolis, Minnesota, United States
Answered by: Michele Jerue
Length of phone call: 7 minutes, 13 seconds

Michele Jerue November 6, 2025 at 13:07

Hello Craig,

Thank you for contacting the City of Saint Paul to register Three Units at the address 11 Como Ave, Floor 1-2, St. Paul, Minnesota, 55103 as an unoccupied dwelling due to Under Construction/New Build. Your request has been received and a hold on garbage collection services will begin on 2025-11-06.

Please leave the garbage and recycling carts in a location where our crews can access it for removal.

Notice, all mailed communication will be sent to the address of the owner listed on the property taxes.

A staff member will follow-up with you if any additional information is needed to process your request. For more details about service holds, visit our webpage **stpaul.gov/servicehold.**

Thank you,

Michele

City of Saint Paul
Public Works - Solid Waste
651-266-6101

garbage@ci.stpaul.mn.us | stpaul.gov/garbage

Craig S Laughlin November 6, 2025 at 19:02

Hello Michele,

Thank you for the prompt follow up. I just found a stack of mail from your office that came to our Florida winter home and wasn't forwarded to our Minnesota address like it should have been. As I mentioned to the person who referred me to you, the third floor attic "unit" is not now, and has not in the past been occupied. My former property manager, who recently passed away, had planned to buy the property from me and had started the process of turning the duplex into three condo units. Unfortunately, circumstances prevented him from moving forward in a timely manner, and it now appears that the third floor attic will never be converted to a separate habitable unit. I see that we have been being billed for garbage service for unit #3 for I don't know how long. Lou did not leave me with very good records. Furthermore, the property is being billed for four large garbage cans when there are only two on the property. Is it possible to receive a credit for the erroneous billings?

To be clear, the first floor unit is the only one occupied at the moment, so only one garbage can is needed at the property for now.

Thank you again for your attention to this matter.

Kind regards,

Craig Laughlin
612-867-2203 (Cell)

Craig S Laughlin November 10, 2025 at 13:37

Michele,

Please reply to my email of Nov. 6th.

Thank you,

Craig Laughlin
17110 SE 93rd Tellfier Terr, The Villages, FL 32162
612-867-2203 (Cell)

Jillian Barden November 10, 2025 at 14:59 Internal note

312922240138	11 COMO LLC (OWNER)	11 COMO AVE 1	ST PAUL
312922240139	11 COMO LLC (OWNER)	11 COMO AVE 2	ST PAUL
312922240140	11 COMO LLC (OWNER)	11 COMO AVE 3	ST PAUL

Jillian Barden November 10, 2025 at 15:07 Internal note

Outbound call to +1 (612) 867-2203

Call Details
Call from: +1 (651) 413-6624
Call to: +1 (612) 867-2203
Time of call: 2025-11-10 20:56:41 UTC
Called by: Jillian Barden
Length of phone call: 11 minutes, 15 seconds

Jillian Barden November 10, 2025 at 15:20 Internal note

Legal duplex that was recently split into three condos. The condo conversion never happened and the GC/prop manager passed away. Owner is remodeling so he can sell as legal duplex. Inquired how o merge PIDs again. Told him to talk with Ramsey Co.

PID: 312922240140 - Third floor - has always been unlivable, needs staircase - Billed for one 96
PID: 312922240139 - Second floor - Occupied until Mid Sept, Billed for one 96
PID: 312922240138 - First floor - has occupants - billed for two 96

Property has only has 2 carts historically

Support Software by **Zendesk**