Mai Vang

From: Michael Ruhland <mike@michaelruhland.com>
Sent: Monday, December 16, 2024 5:12 PM
To: Mai Vang
Subject: Re: 440 Minnehaha Avenue West, J2507R
Attachments: FullyExecuted440 Minnehaha Ave W - Purchase Agreement- 8.9.24 - signed.pdf

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

HI Mai, I hope you're having a nice day and Holiday Season!

I wanted to point out a couple of things on this special assessment.

First a little background. The previous owner of the property died. When his estate took over ownership, they accidentally let the insurance on the property lapse. During that lapse there was a breakin to the property. With 3 phase electrical all being completely wiped out and stolen. The vandals then cut the 6" pvc pipe that drains the water from the roof of the entire 18k sq. ft. building, to now drain within the building itself. There were many police calls and homeless individuals residing within the building.

August 9th, 2024. Myself and business partner, completed a showing of the property. We observed a ton of overgrowth with an abundance of trash within the bushes and overgrown weeds, as the pictures illustrate that were sent to the previous owner. Although these notices were being sent to a vacant building, that I believe likely would have had to have been returned to sender by the post office, although I cannot confirm that. I just know currently no mail is received on site.

August 9th we entered into a purchase agreement to buy the property. Our intention is to clean up the property, rehab it, and bring it back to life by having tenants move in. (see attached fully executed PA)... One thing I will note is under (5.C) of the purchase agreement, the previous owner is to assume any pending assessments.

Having still not closed on this property, we recognized that people were still breaking into the building. We then bolted everything shut, secured the garage doors, and on August 19th 2024 we sent a large landscaping crew to the property. They took out all of the overgrowth, and removed all trash and debris. Please see some pictures that were taken. We took several loads to the dump prior to owning this property.

There needs to be more police presence on that block. People are constantly dumping things behind the building. It's become almost a full time job to clean up after people dumping stuff there.

Since purchasing it, we have taken out...

Dumpsters full of trash collectively over time.
A stolen vehicle abandoned. (We called it into the police department)
Recliner
Misc. furniture
Mattresses
Etc. Etc. Etc.

It's never ending. All we've been trying to do is continue to improve the look of the building. You can see we removed all of the overgrowth, and we painted the entire exterior of the building.

OVERGROWTH ALL REMOVED

YOUR REFERRALS ARE GREATLY APPRECIATED!

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On Thu, Dec 12, 2024 at 7:07 AM Mai Vang <mai.vang@ci.stpaul.mn.us> wrote:

> Yes.

From: Michael Ruhland <mike@michaelruhland.com>
Sent: Wednesday, December 11, 2024 4:18 PM
To: Mai Vang <mai.vang@ci.stpaul.mn.us>
Subject: Re: 440 Minnehaha Avenue West, J2507R

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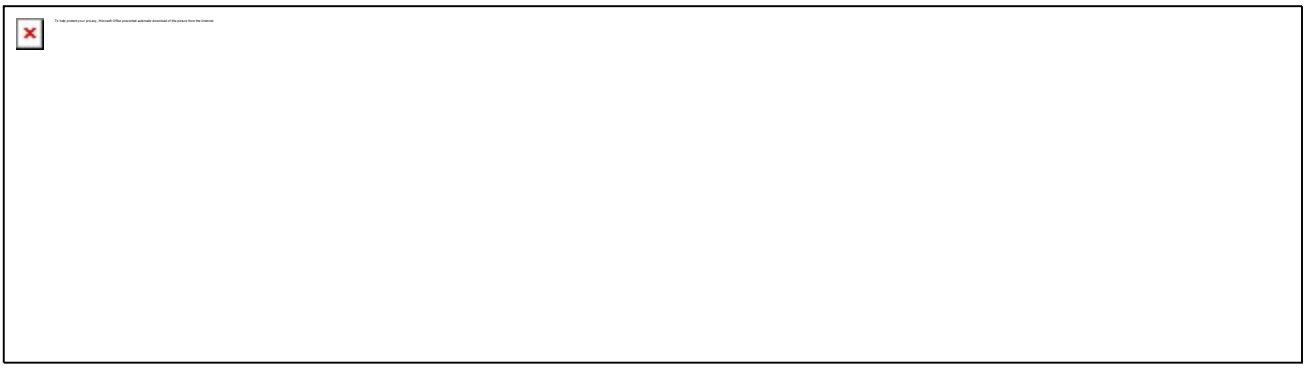
Am I able to submit any pictures, and documents ahead of time?

Thanks,

Mike

YOUR REFERRALS ARE GREATLY APPRECIATED!



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On Wed, Dec 11, 2024 at 3:24 PM Mai Vang <mai.vang@ci.stpaul.mn.us> wrote:

Hello Mr. Ruhland,

Please see attached packet for your hearing on **December 17 via teleconference call between 9AM-11AM**. Please provide your phone # for the hearing as I was not able to reach your card from your signature. I will call you when your item is up but please note we have a lot of cases for 9AM. If we are unable to reach you, we will leave a message and try again.

Mai Vang
(She, her)
Legislative Hearing Coordinator | St Paul City Council

M: (651) 266-8585 ; D: (651) 266-8563

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