



- Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yuav pab dawb xwb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

July 08, 2022

Panama Flats Rowhouse Association
Attn: Brett J Cummings
228 Exchange St S Unit C
St Paul MN 55102

New Concepts Management Group
Attn: Randy Christiansen
5707 Excelsior Blvd
St Louis Park, MN 55416

CORRECTION NOTICE

Date: **July 08, 2022**
RE: **228 EXCHANGE ST S**
File #: **22-072452**

Dear Sir/Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **July 08, 2022** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. **SPLC 34.08 ACCESSORY STRUCTURES/FENCES:** All accessory structures including, but not limited to, detached garages, sheds, retaining walls and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks.

TWO OF THE RETAINING WALLS AGAINST THE CITY SIDEWALK AT THE FRONT OF THE PROPERTY HAVE CONCRETE BLOCK THAT HAS DETERIORATED TO A POINT THAT THE FACE OF THE BLOCK HAS ERODED. THIS HAS ALLOWED THE FILL UNDER THE CITY SIDEWALK TO WASH INTO THE CELLS OF THE BLOCK WALL AND HAS CAUSED THE CITY SIDEWALK TO SETTLE AND CRACK. THIS IS OCCURRING AT TWO LOCATIONS: THE WALL BETWEEN 228 & 230, AND THE WALL BETWEEN 230 & 232. PLEASE REPAIR OR REPLACE THE DETERIORATED WALLS TO PREVENT ONGOING AND ADDITIONAL DAMAGE TO THE CITY SIDEWALK. THANK YOU.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after **September 08, 2022**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges²** and/or a civil lawsuit, and

possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-9141.

Sincerely,

Richard Kedrowski
Badge # 320
CODE ENFORCEMENT OFFICER

Footnotes:

¹ To see the Legislative Code go to www.stpaul.gov on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.

² Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

WARNING: Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection for compliance after the due date will be collected from the owner rather than being paid for by the taxpayers of the City. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid for by the taxpayers of the City. Any such future costs will be collected via assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.