Mai Vang

From: Mitchell Imbertson
Sent: Friday, February 14, 2025 3:10 PM
To: Joanna Zimny; Mai Vang
Cc: Adrian Neis
Subject: RE: 685 Minnehaha
Attachments: 685 Minnehaha Ave E - Site Map.jpg; 685 Minnehaha Ave E - Photos.pdf

Good afternoon,

I was able to meet the property manager out here for an inspection and would like to give updated info for the appeal. I am not sending a new letter at this time unless I hear that I should. Unless they are approved to waive the Code Compliance Inspection, they are currently still a VB-2 and I don't want to give any false impressions of what is needed or not in order to partially re-occupy.

-This building is the former "Power House" boiler building for the Hamm's brewery. Most of the building is in extreme disrepair and they are aware it will need to be completely re-done under permit before there could be any use of the main building. Lots of debris throughout and the remains of the old mechanical equipment are still present. I have a couple interior pictures included but I didn't have enough lighting to take usable pictures of most of the interior.

-There is a newer portion of the building which is in much better condition that they wish to use for storage. This area is approximately 1,000 sq ft, highlighted in yellow on the attached image.

-This cold storage area was built as storage and it would not be a "change of use" for that area.

-The cold storage area is connected to the power house and we have considered it to all be part of the same building. There are no interior connections however. The storage area is only accessed from the exterior and is fully separated from the main building areas.

-If approval is being given to use just this small portion, I would see no benefit to requiring a full Code Compliance Inspection.

The deficiencies I found in order to approve this storage area would be:
-Provide fire extinguisher
-Reconnect electrical service to this portion of the building and maintain working lights
-Remove padlock hasp from service door
-Post address numbers near entry
-Seal/ fire-stop conduit openings in the floor

Please let me know if there's anything else I should be doing with this now before the next appeal date.

Thanks,

Mitch Imbertson
Fire Safety Supervisor
Pronouns: he/him/his

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SAINT PAUL
MINNESOTA

From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Monday, February 10, 2025 3:22 PM
To: rob@cancanwonderland.com; Sean@HoleInOneMgmt.com
Cc: Mitchell Imbertson <mitchell.imbertson@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>
Subject: 685 Minnehaha

Mr. Clapp, Mr. Ryan,

Following up on last week's Legislative Hearing confirming this matter was continued to Legislative Hearing on **Tuesday, March 18, 2025 via phone between 10 am and 12 pm for further discussion.**

Ms. Moermond spoke with Fire Manager Neis, and after discussing the matter they requested you have Supervisor Imbertson visit the site and do what is needed to have cold storage approved on the site. That is the easiest remedy for getting out of the Vacant Building program (having an approved occupancy use of the property). I've copied him here, please connect with him sooner vs. later and it can be discussed further on March 18.

Please note the Council Public Hearing on this matter is the next day, March 19, so if you think you may want to contest whatever the recommendation will be and do so **by phone** (vs. appearing in person), make sure to do so by noon on Tuesday March 18th (which coincides with your Legislative Hearing time). It is of course fine to register and then choose to not do so after the hearing. Otherwise no registration necessary if appearing in person. The link to register online for phone testimony is here: https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony**.**

Thank you,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
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