

09-318

DEPARTMENT OF SAFETY AND INSPECTIONS  
 Richard Lippert, Manager of Code Enforcement



CITY OF SAINT PAUL  
 Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
 Saint Paul, MN 55101-1806

Telephone: 651-266-1900  
 Facsimile: 651-266-1919  
 Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

December 19, 2008

**NOTICE OF PUBLIC HEARINGS**

Council President and  
 Members of the City Council

Department of Safety and Inspections, Vacant/Nuisance Buildings Enforcement Division has requested the City Council schedule public hearings to consider a resolution ordering the repair or removal of the nuisance building(s) located at:

**975 MINNEHAHA AVE E**

The City Council has scheduled the date of these hearings as follows:

**Legislative Hearing – Tuesday, February 24, 2009**

**City Council Hearing – Wednesday, March 18, 2009**

The owners and responsible parties of record are:

<u>Name and Last Known Address</u>	<u>Interest</u>
MERS Inc. c/o Fremont Investment and Loan 3110 East Guasti Rd, #500 Ontario, CA 91761	Fee Owner
Shapiro, Nordmeyer & Zielke 12550 West Frontage Rd, #200 Burnsville, MN 55337	Foreclosure Attorney
Michael Olsen 659 Bielenberg Dr Woodbury, MN 55125	Interested Party
District 4 Community Council <a href="mailto:karin@daytonsbuff.org">karin@daytonsbuff.org</a>	District Council Contact

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975 MINNEHAHA AVE E  
December 19, 2008  
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The legal description of this property is:

**TERRY'S ADDITION TO THE CITY OF ST. PAUL, COUNTY OF RAMSEY, STATE  
OF MINN. LOT 20 BLK 21**

The Department of Safety and Inspections has declared this building(s) to constitute a "nuisance" as defined by Legislative Code, Chapter 45. The Department of Safety and Inspections has issued an order to the then known responsible parties to eliminate this nuisance condition by correcting the deficiencies or by razing and removing this building(s).

The property was re-inspected on **December 15, 2008**. There was no compliance and the nuisance condition remains unabated, the community continues to suffer the blighting influence of this property. It is the recommendation of the Department of Safety and Inspections that the City Council pass a resolution ordering the responsible parties to either repair, or demolish and remove this building in a timely manner, and failing that, authorize the Department of Safety and Inspections to proceed to demolition and removal, and to assess the costs incurred against the real estate as a special assessment to be collected in the same manner as taxes.

Sincerely,

***Steve Magner***

Steve Magner  
Vacant Buildings Manager  
Department of Safety and Inspections

SM:nm

cc: Chad Staul, City Attorneys Office  
Mary Erickson, Assistant Secretary to the Council  
Cindy Carlson, PED-Housing Division  
Nancy Homans, Invest St. Paul  
District Council – Community Organizer

09-318

## SUMMARY FOR PUBLIC HEARING

975 Minnehaha Avenue East

Legislative Hearing – Tuesday, February 24, 2009

City Council – Wednesday, March 18, 2009

The building is a two-story, wood frame, duplex dwelling, with a detached two-stall garage, on a lot of 6,534 square feet.

According to our files, it has been a vacant building since July 19, 2007.

The current property owner is MERS c/o Fremont Investment and Loan, per AMANDA and Ramsey county property records.

The city has had to board this building to secure it from trespass.

There have been six (6) SUMMARY ABATEMENT NOTICES since 2007.

There have been nine (9) WORK ORDERS issued for:

- Boarding
- Removal of tall grass and weeds
- Removal of improperly stored refuse

On October 15, 2008, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on November 14, 2008 with a compliance date of December 15, 2008. As of this date this property remains in a condition which comprises a nuisance as defined by the legislative code.

The Vacant Building registration fees are paid. (*Paid by assessment 8/21/08, good thru 7/19/09.*)

Taxation has placed an estimated market value of \$42,500 on the land and \$101,300 on the building.

As of June 25, 2008, a Code Compliance inspection has been completed.

As of February 19, 2009, the \$5,000.00 performance bond has not been posted.

Real Estate taxes for the year 2008 are delinquent in the amount of \$4,547.86 plus penalty and interest.

Code Enforcement Officers estimate the cost to repair this structure is \$30,000 to \$50,000. The estimated cost to Demolish is \$8,400 to \$11,400.

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days, if not the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.

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# Tax & Property Look Up Information - Structure Description

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[2007 Property Tax Statement/Value Notice](#)

[2006 Property Tax Statement/Value Notice](#)

[2005 Property Tax Statement/Value Notice](#)

**Property Identification Number (PIN)** 28.29.22.34.0102

**Property Address** 975 Minnehaha Ave E  
St. Paul 55106-4534

**Residential Property:**

**Year Built** 1903

**# of Stories** 1.50

**Style** One And 3/4 Story

**Exterior Wall** Stucco

**Total Rooms** 7

**Total Family Rooms** 1

**Total Bedrooms** 3

**Full Baths** 2

**Half Baths** 0

**Attic Type**

**Finished SQ Feet** 1869

**Foundation Size** 1068

**Basement Area Finished**

**Finished Rec Area**

**Garage Type** Detached  
**Area (sq.ft.)** 384

**Parcel Size** .15 Acres

**Parcel Width** 50.00 Feet

**Parcel Depth** 127.00 Feet

**Land Use Code** 520

**Land Use Description** R - Two Family Dwelling,  
Platted Lot



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-1900  
Facsimile: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

November 14, 2008

Mortgage Elec Reg Systems Inc  
c/o Fremont Investment & Loan  
3110 East Guasti Rd #500  
Ontario CA 91761-1228

Shapiro, Nordmeyer & Zielke  
12550 West Frontage Rd, #200  
Burnsville, MN 55337

Micheal Olsen  
659 Bielenberg Dr  
Woodbury, MN 55125

## Order to Abate Nuisance Building(s)

Dear: Sir or Madam

**The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:**

**975 MINNEHAHA AVE E**

**and legally described as follows, to wit:**

TERRY'S ADDITION TO THE CITY OF ST. PAUL, COUNTY OF RAMSEY,  
STATE OF MINN. LOT 20 BLK 21

**to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.**

On October 15, 2008, a Building Deficiency Inspection Report was compiled and the following conditions were observed.

**This list of deficiencies is not necessarily all the deficiencies present at this time. As first remedial action, a Code Compliance Inspection must be obtained from the Building Inspection and Design Section, 8 Fourth Street East, Suite 200, Commerce Building (651)266-9090. That inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollar (\$5,000.00) performance bond with the Building Inspection and Design Office before any permits are issued, except for a demolition permit.**

This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued.

This is a two story, wood frame, single family dwelling and its single stall, wood frame, detached garage.

A Code Compliance Inspection Report was completed on June 25, 2008 by Jim Seeger. Details of this report are as follows:

### **BUILDING**

1. Repair or replace storm doors. Install sill and weather-seal.
2. Remove moldy carpeting and repair floors as necessary.
3. Interior of garage not accessible repair per code.
4. Remove mold from closet areas.
5. Insure basement cellar floor is even, is cleanable, and all holes are filled.
6. Install plinth blocks under posts in basement.
7. Tuck Point interior/exterior foundation.
8. Install floor covering in the bathroom and kitchen that is impervious to water.
9. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
10. Install tempered glass in window on stair landing to Code.
11. Install tempered glass in window over bathtub to Code.
12. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
13. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
14. Provide storms and screens complete and in good repair for all door and window openings.
15. Repair walls and ceilings throughout, as necessary.
16. Provide hand and guardrails on all stairways and steps as per attachment.
17. Provide fire block construction as necessary.
18. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
19. Provide smoke detectors as per the Minnesota State Building Code.
20. Provide proper drainage around house to direct water away from foundation.
21. Install downspouts and a complete gutter system.
22. Replace house roof covering and vent to Code.
23. Provide general rehabilitation of garage.

### **ELECTRICAL**

1. Ground the electrical service to the water service within 5' of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.

3. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
4. Install "S"-type fuse adapters and proper size "S" fuses.
5. Verify that fuse/circuit breaker amperage matches wire size.
6. Close open knockouts in service panel/junction boxes with knockout seals.
7. Remove all cord wiring.
8. Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
9. Check all 3-wire outlets for proper polarity and verify ground.
10. Install hard-wired, battery backup smoke detectors as specified in Bulletin 80-1 and other smoke detectors as required by the IRC.
11. Remove and/or rewire all illegal, improper or hazardous wiring in garage.
12. All electrical work must be done by a licensed electrical contractor under an electrical permit.
13. Any open walls or walls that are opened as part of this project must be wired to the standards of the 2005 NEC.
14. Properly wire hood fan on 2<sup>nd</sup> floor.

### **PLUMBING**

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

#### Basement:

1. Water heater temperature and pressure relief valve discharge piping is incorrect.
2. Gas venting and water piping is incorrect.
3. Water heater is not fired or in service.
4. Water meter is removed; not in service.
5. Repair or replace all corroded, broken, or leaking water piping.
6. Pipe sizing is incorrect, it has improper fittings or usage and improper piping or usage.
7. Provide water piping to all fixtures and appliances.
8. Gas piping, range gas piping is incorrect.
9. Dryer gas piping is incorrect.
10. Cap all unused gas lines.
11. Soil and waste piping has no soil stack base cleanout.
12. Unplugged or open piping; back pitched piping.
13. Soil and waste piping has improper supports, connections, transitions, fittings or pipe usage.
14. Laundry tub is not vented and waste is incorrect.
15. Provide anti-siphon/anti-scald valve.

#### 1<sup>st</sup> Floor:

1. Provide approved spacing in water closet.
2. Kitchen sink water piping is incorrect and faucet is broken or missing parts.
3. Provide anti-siphon/anti-scald valve on bathtub.

2<sup>nd</sup> Floor:

1. Provide approved spacing in water closet.
2. Kitchen sink in not vented and waste is incorrect.
3. Provide anti-siphon/anti-scald valve on bathtub.

**HEATING**

1. Install approved lever handle manual gas shutoff valve on boiler.
2. Clean and Orsat boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
3. Install chimney liner
4. Connect boiler and water heater venting into chimney liner.
5. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
6. Vent clothes dryer to code. (Ventilation or plumbing permit and inspection are required).
7. Provide adequate combustion air and support duct combustion air to code.
8. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
9. Provide heat in every habitable room and bathrooms.
10. Provide back flow preventer on city water fill line to hot water heating system, vent pipe to an approved location.
11. Appropriate gas mechanical permits are required for this work.

**ZONING**

This structure was inspected as a Duplex.

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **December 15, 2008** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651)266-9090. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition.

**ALT 1:** If this building is located in a historic district or site (noted above, just below the property address) contact Heritage Preservation (HPC) staff at 651-266-9078 to discuss your proposal to comply with the design review guideline while making the required repairs. Copies of the guidelines and design review application and forms are all available from the Department of Safety and Inspections web site and from the HPC staff. A building permit will not be issued without HPC review and approval.

**ALT 2:** If this building is located in a historic district or site (noted above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. If you sell, transfer, or convey in any manner, the ownership or responsibility for this property, you must within seven (7) days, notify the Enforcement Officer with the names and addresses of any new owners or responsible parties.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

November 14, 2008  
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If you have any questions or request additional information please contact **Rich Singerhouse** between the hours of 8:00 and 9:30 a.m. at **651-266-1945**, or you may leave a voice mail message.

Sincerely,

Steve Magner  
Vacant Buildings Program Manager  
Division of Code Enforcement

cc: Mary Erickson - Council Research  
Cindy Carlson - PED Housing  
Amy Spong - Heritage Preservation

ota60135 9/08



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

COMMERCE BUILDING  
8 Fourth Street East, Suite 200  
St Paul, Minnesota 55101-1024

Telephone: 651-266-9090  
Facsimile: 651-266-9099  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

June 25, 2008

CARRINGTON  
C/O MICHAEL OLSEN  
659 BIELENBERG DRIVE STE 100  
WOODBURY MN 55125

Re: 975 Minnehaha Ave E  
File#: 07 118701 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

**BUILDING**

1. Repair or replace storm doors. Install sill and weather-seal.
2. Remove moldy carpeting and repair floors as necessary.
3. Interior of garage not accessible repair per code.
4. Remove mold from closet areas.
5. Insure basement cellar floor is even, is cleanable, and all holes are filled.
6. Install plinth blocks under posts in basement.
7. Tuck Point interior/exterior foundation.
8. Install floor covering in the bathroom and kitchen that is impervious to water.
9. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
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13. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
14. Provide storms and screens complete and in good repair for all door and window openings.
15. Repair walls and ceilings throughout, as necessary.
16. Provide hand and guardrails on all stairways and steps as per attachment.
17. Provide fire block construction as necessary.
18. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
19. Provide smoke detectors as per the Minnesota State Building Code.
20. Provide proper drainage around house to direct water away from foundation.

21. Install downspouts and a complete gutter system.

975 MINNEHAHA AVENUE EAST  
PAGE 2

### **BUILDING**

22. Replace house roof covering and vent to Code.
23. Provide general rehabilitation of garage.

### **ELECTRICAL**

1. Ground the electrical service to the water service within 5' of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
4. Install "S"-type fuse adapters and proper size "S" fuses.
5. Verify that fuse/circuit breaker amperage matches wire size.
6. Close open knockouts in service panel/junction boxes with knockout seals.
7. Remove all cord wiring.
8. Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
9. Check all 3-wire outlets for proper polarity and verify ground.
10. Install hard-wired, battery backup smoke detectors as specified in Bulletin 80-1 and other smoke detectors as required by the IRC.
11. Remove and/or rewire all illegal, improper or hazardous wiring in garage.
12. All electrical work must be done by a licensed electrical contractor under an electrical permit.
13. Any open walls or walls that are opened as part of this project must be wired to the standards of the 2005 NEC.
14. Properly wire hood fan on 2<sup>nd</sup> floor.

### **PLUMBING**

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

Basement:

1. Water heater temperature and pressure relief valve discharge piping is incorrect.
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3. Water heater is not fired or in service.
4. Water meter is removed; not in service.
5. Repair or replace all corroded, broken, or leaking water piping.
6. Pipe sizing is incorrect, it has improper fittings or usage and improper piping or usage.

975 MINNEHAHA AVENUE EAST  
PAGE 3

### PLUMBING

7. Provide water piping to all fixtures and appliances.
8. Gas piping, range gas piping is incorrect.
9. Dryer gas piping is incorrect.
10. Cap all unused gas lines.
11. Soil and waste piping has no soil stack base cleanout.
12. Unplugged or open piping; back pitched piping.
13. Soil and waste piping has improper supports, connections, transitions, fittings or pipe usage.
14. Laundry tub is not vented and waste is incorrect.
15. Provide anti-siphon/anti-scald valve.

#### 1<sup>st</sup> Floor:

1. Provide approved spacing in water closet.
2. Kitchen sink water piping is incorrect and faucet is broken or missing parts.
3. Provide anti-siphon/anti-scald valve on bathtub.

#### 2<sup>nd</sup> Floor:

1. Provide approved spacing in water closet.
2. Kitchen sink in not vented and waste is incorrect.
3. Provide anti-siphon/anti-scald valve on bathtub.

### HEATING

1. Install approved lever handle manual gas shutoff valve on boiler.
2. Clean and Orsat boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
3. Install chimney liner
4. Connect boiler and water heater venting into chimney liner.
5. Provide adequate clearance from flue vent pipe on boiler to combustible materials or provide approved shielding according to code.
6. Vent clothes dryer to code. (Ventilation or plumbing permit and inspection are required).
7. Provide adequate combustion air and support duct combustion air to code.
8. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
9. Provide heat in every habitable room and bathrooms.
10. Provide back flow preventer on city water fill line to hot water heating system, vent pipe to an approved location.
11. Appropriate gas mechanical permits are required for this work.

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975 MINNEHAHA AVENUE EAST  
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**ZONING**

This structure was inspected as a Duplex.

**NOTES**

\*\*See attachment for permit requirements and appeals procedure.

All items noted as recommended do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

**This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected and be in compliance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34), and all required permits must receive final approval.**

**\*\*VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY\*\*.** For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.

Sincerely,

James L. Seeger  
Code Compliance Officer

JLS:cg  
Attachments

HEARING NOTIFICATION LISTING SERVICE - 975 MINNEHAHA AVE E

Legislative Hearing: Tuesday, February 24, 2009

City Council Hearing: Wednesday, March 18, 2009

OWNERS, INTERESTED PARTIES, ETC.	US MAIL SENT	CERT. MAIL SENT	CERT. MAIL RCVD	PERSONAL SERVICE SENT	PERSONAL SERVICE RECEIVED	PUBLICATION DATES	RESOLUTION MAIL DATE	EMAIL SENT	OTA MAIL DATE
MERS Inc. c/o Fremont Investment and Loan 3110 East Guasti Rd, #500 Ontario, CA 91761	12/19/08			12/19/08	1/6/09	2/9/09 & 2/16/09			11/14/08
Shapiro, Nordmeyer & Zielke 12550 West Frontage Rd, #200 Burnsville, MN 55337		12/19/08	12/22/08			2/9/09 & 2/16/09			11/14/08
Michael Olsen 659 Bielenberg Dr Woodbury, MN 55125		12/19/08	12/20/08			2/9/09 & 2/16/09			11/14/08
District 4 Community Council <a href="mailto:karin@daytonsbluff.org">karin@daytonsbluff.org</a>						2/9/09 & 2/16/09		12/19/08	
									09-318



STATE OF CALIFORNIA

AFFIDAVIT OF SERVICE

COUNTY OF RIVERSIDE

Juan Hernandez, being duly sworn, on oath says that on  
(Name of Server)

1 / 6 /2009 at A : 22 P M  
(Date of Service) (Time of Service)

s(he) served the attached: Notice of Public Hearings

upon: MERS, Inc., c/o Fremont Investment and Loan

therein named, personally at:

3110 East Guasti Rd., Suite 500  
Ontario, CA 91761

by handling to and leaving with:

- the Registered Agent of MERS, Inc., c/o Fremont Investment and Loan
- an Officer of MERS, Inc., c/o Fremont Investment and Loan
- a Managing Agent, someone within MERS, Inc., c/o Fremont Investment and Loan whose management capacity is such that (s)he exercises independent judgment and discretion

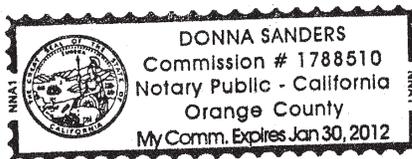
L. Murphy, Black, Female, 35 Yrs, 5'4", 170lbs, Blk hair Bankruptcy Specialist  
(Name of the Person with whom the documents were left) (Title or Relationship)

a true and correct copy thereof.

Subscribed and Sworn to before me

Jan 1, 12 12008-2009  
Donna Sanders  
(Signature of Notary)

[Signature]  
(Signature of Server)



\* Service was completed by an independent contractor retained by Metro Legal Services, Inc.

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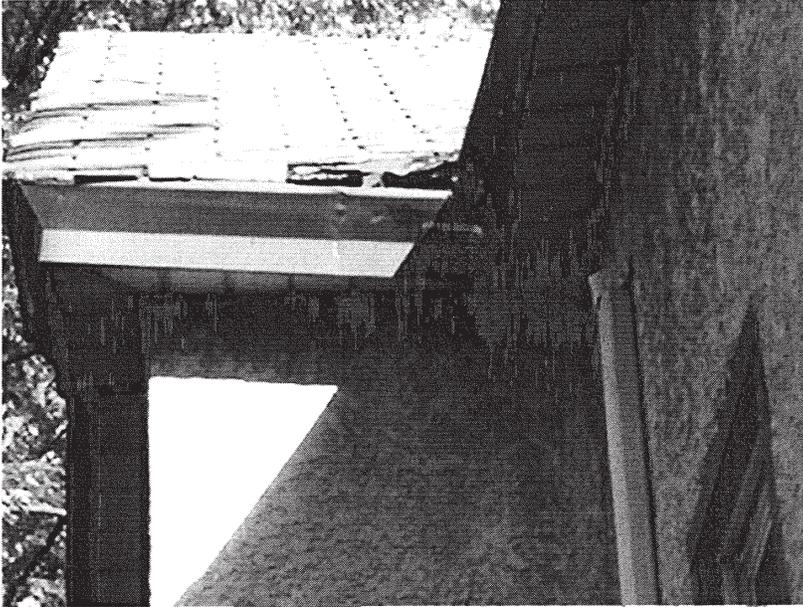
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Survey Info: «hpinvent»



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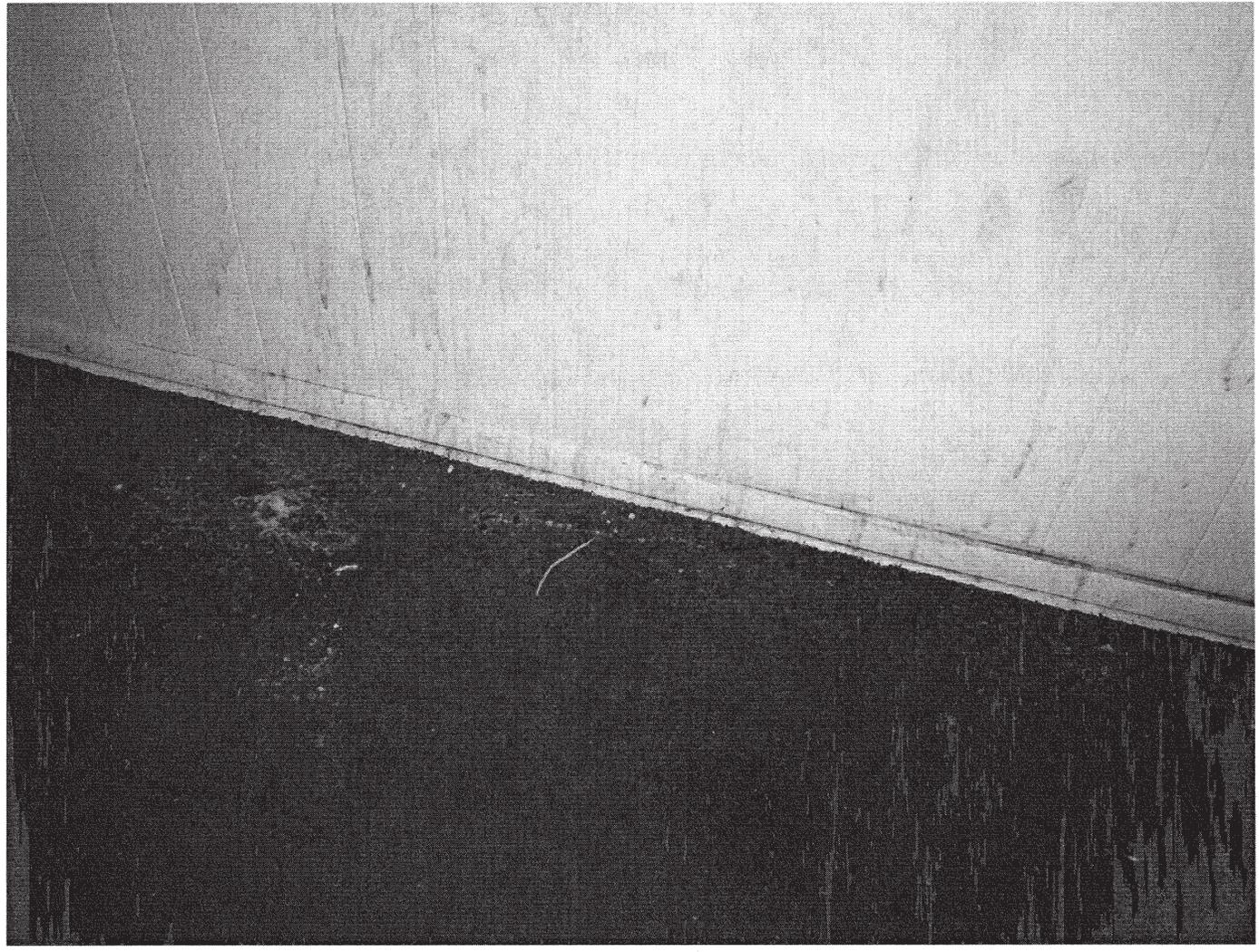
HP District:  
Property Name:  
Survey Info:



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PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



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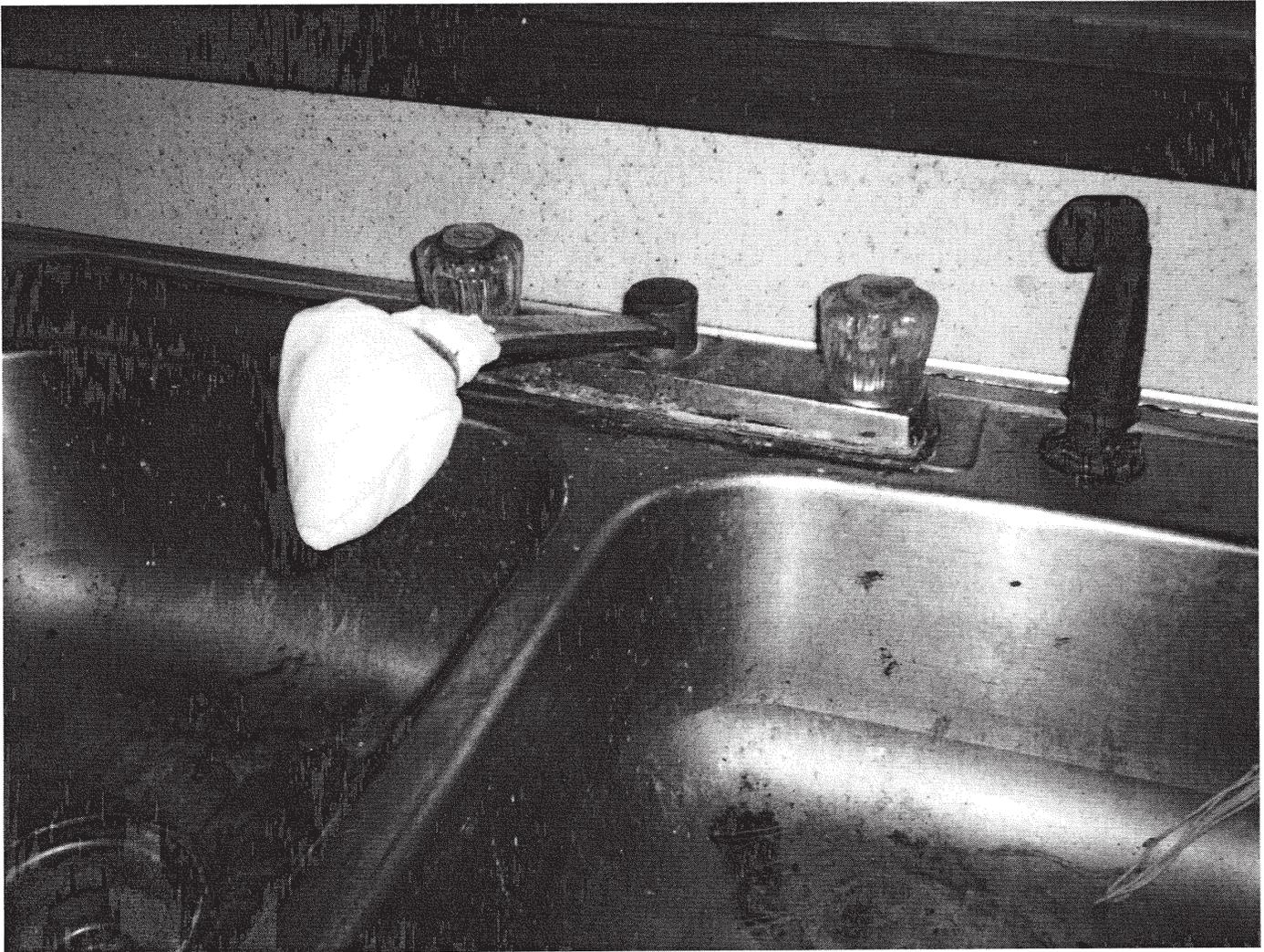
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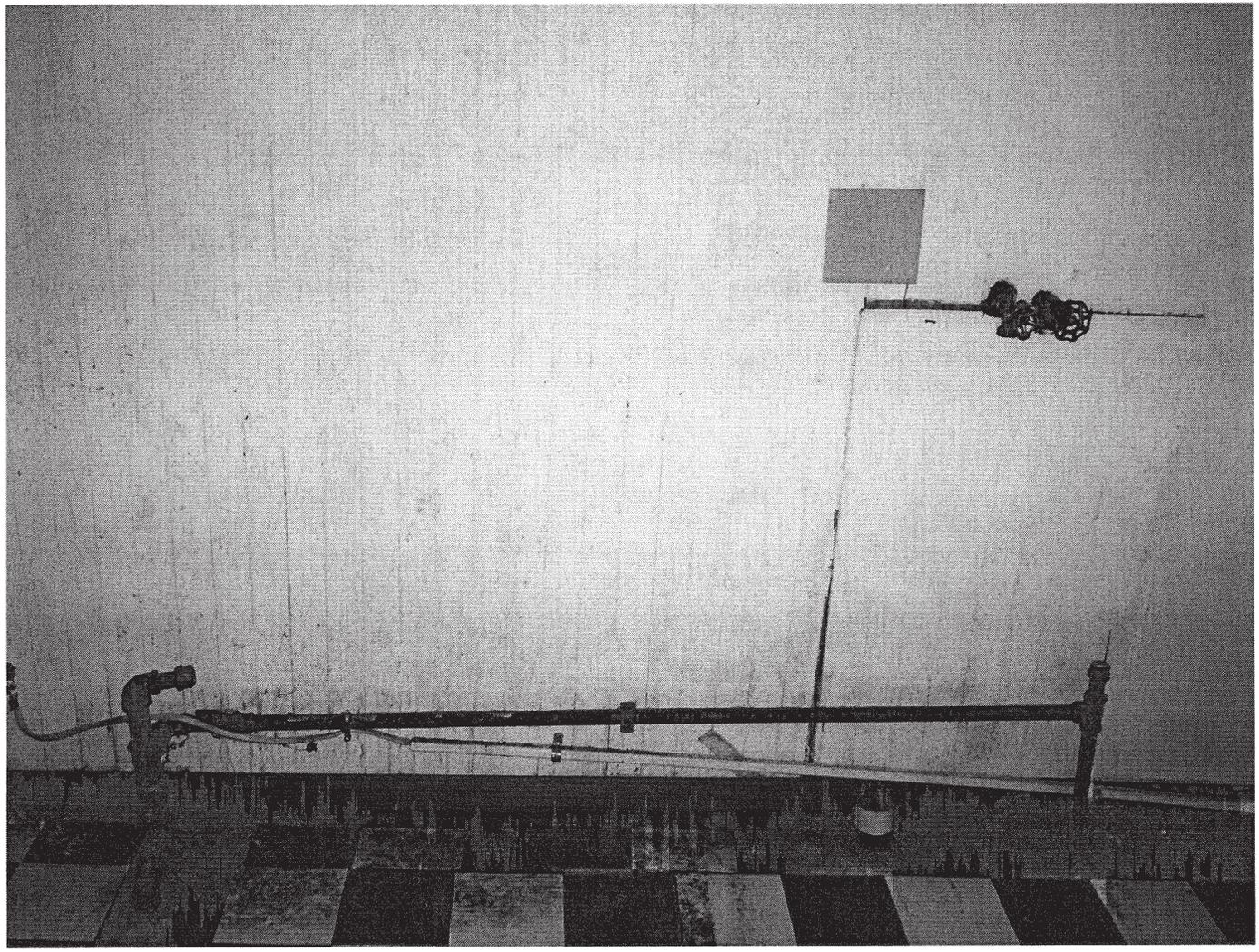
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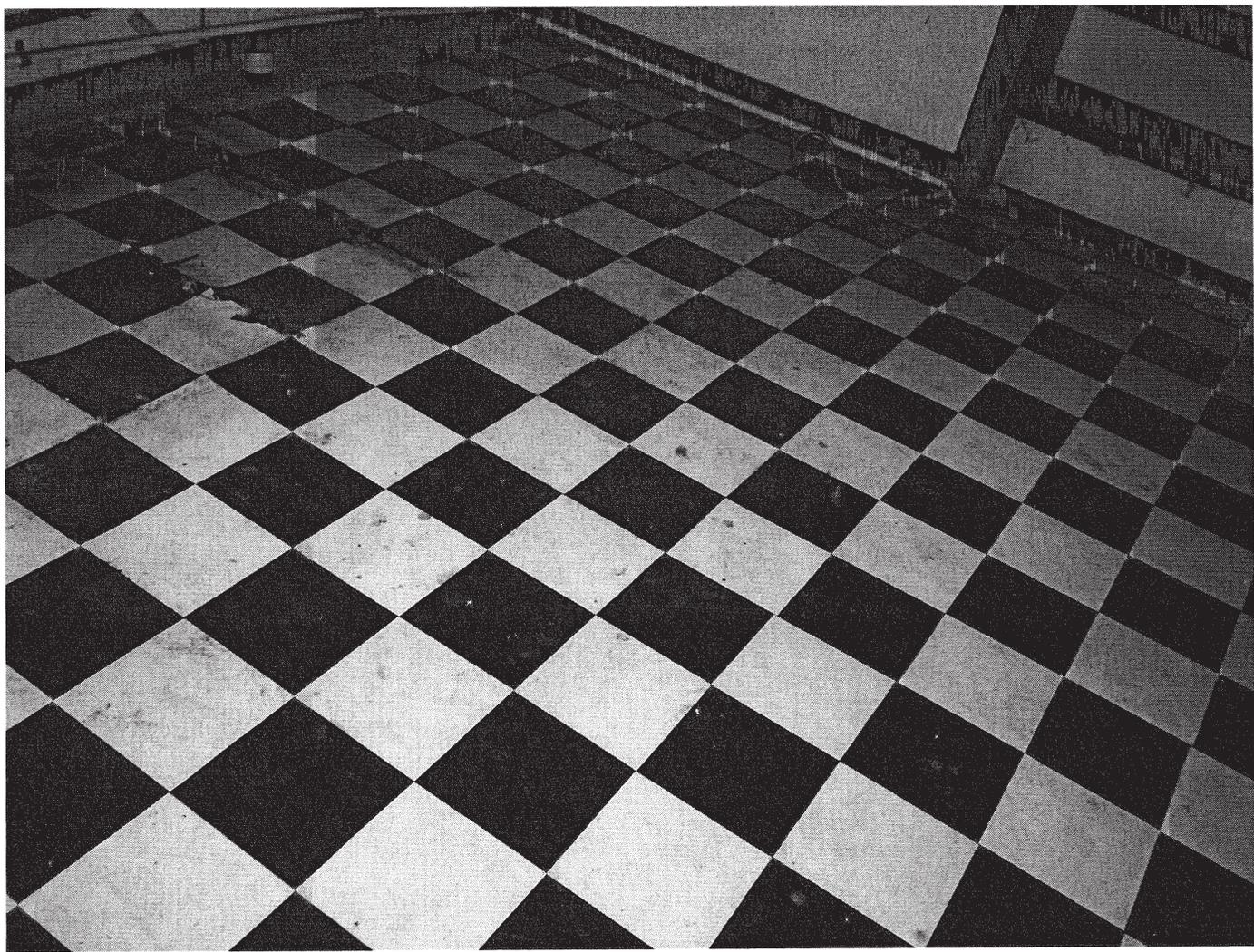
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Folder Name: «foldername»  
PIN: «PIN»

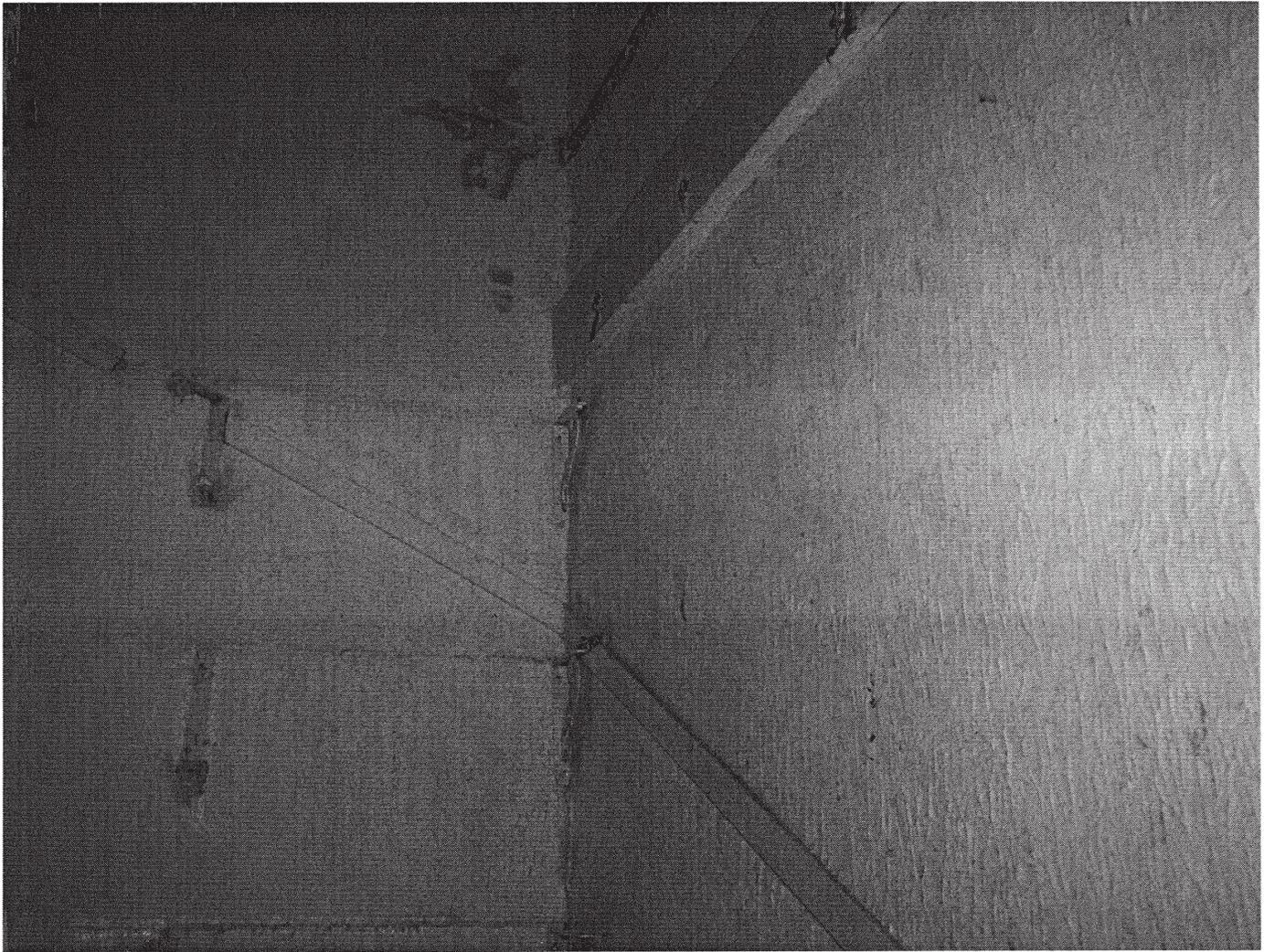
HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: <Indate>  
File #: <filenum>  
Folder Name: <foldername>  
PIN: <PIN>

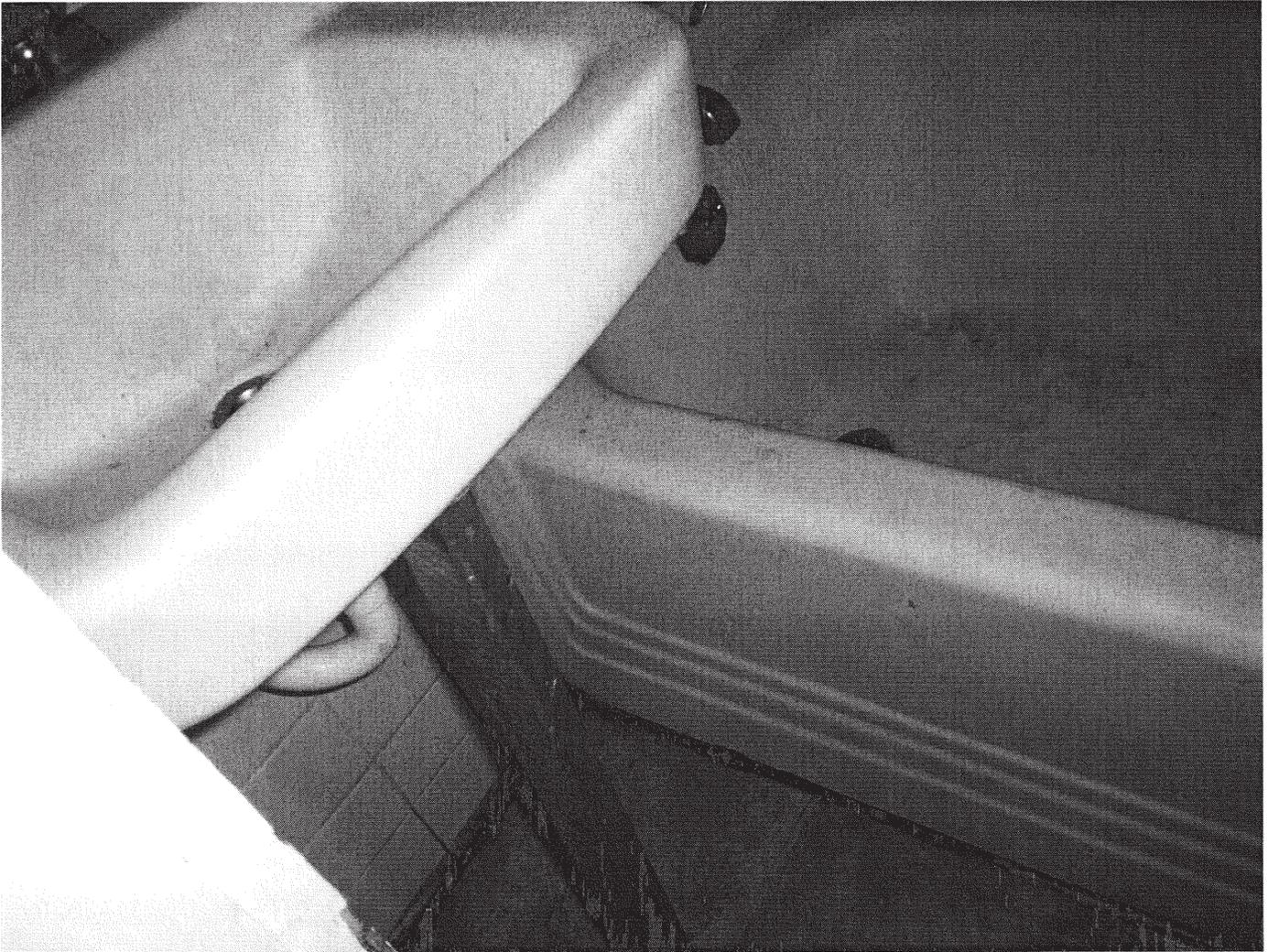
HP District: <overlay>  
Property Name: <hpname>  
Survey Info: <hpinvent>



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

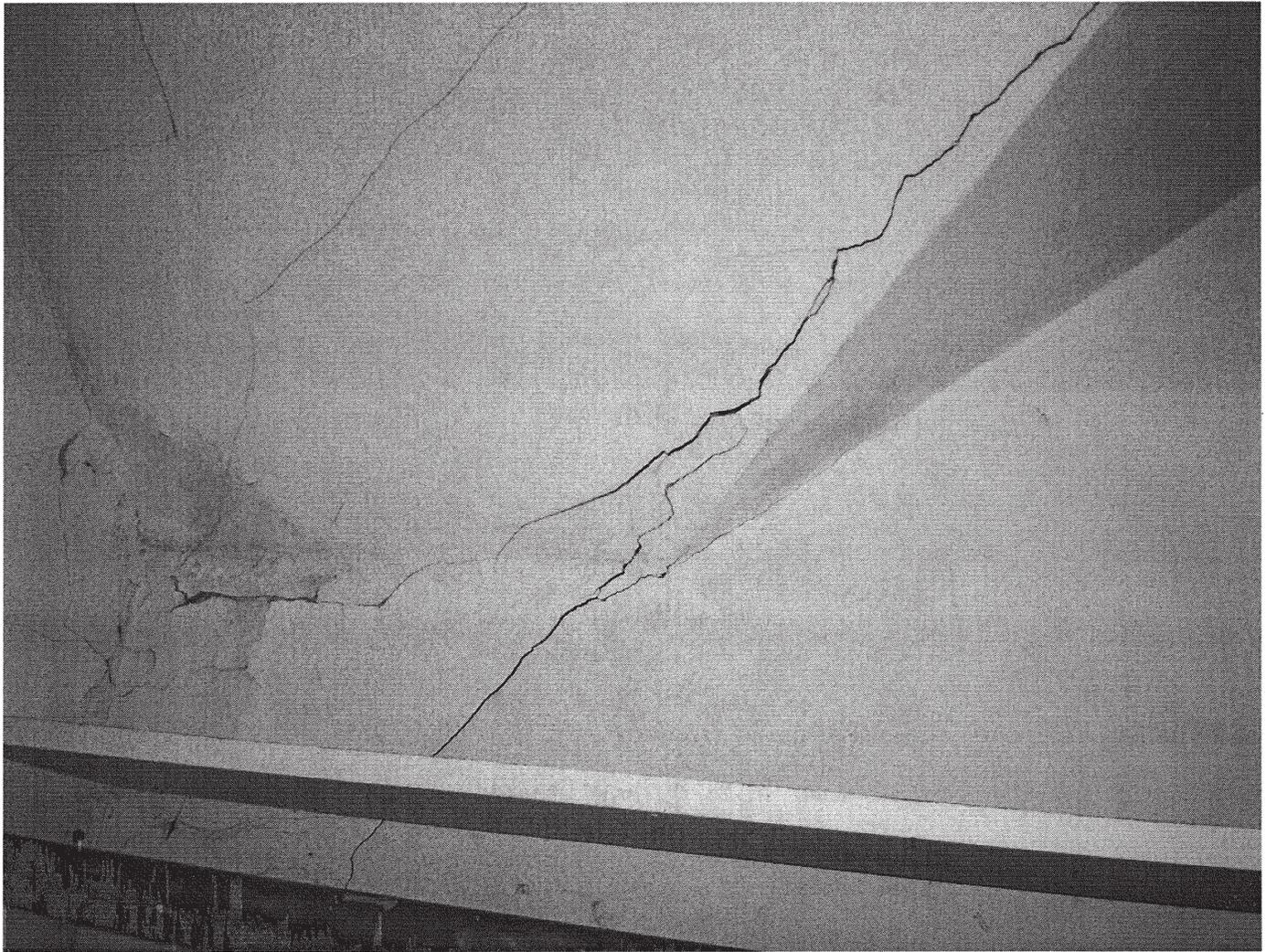
HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

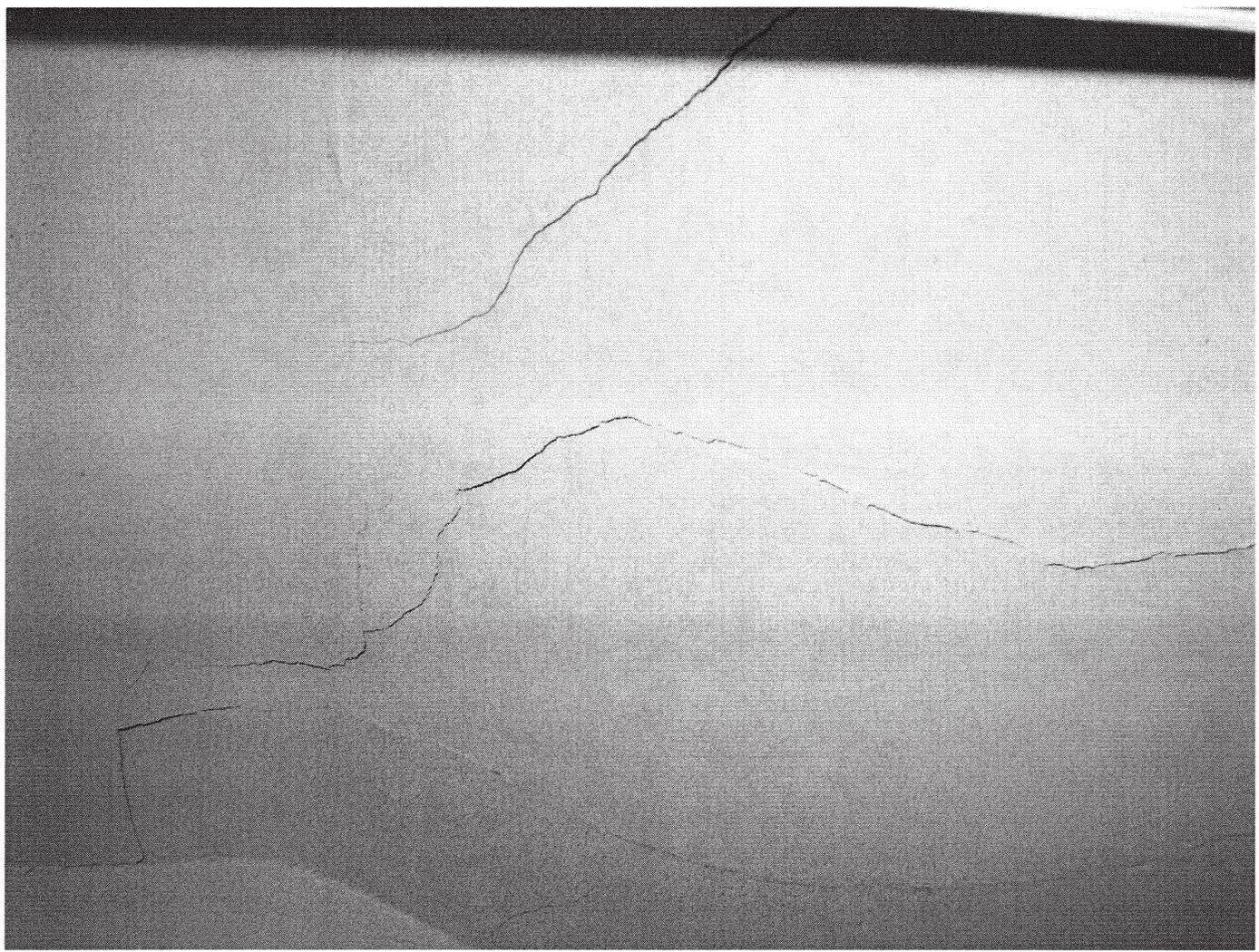
HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: <Indate>  
File #: <filenum>  
Folder Name: <foldername>  
PIN: <PIN>

HP District: <overlay>  
Property Name: <hpname>  
Survey Info: <hpinvent>



09-318

Date: «Indate»  
File #: «filename»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: <Indate>  
File #: <filenum>  
Folder Name: <foldername>  
PIN: <PIN>

HP District: <overlay>  
Property Name: <hpname>  
Survey Info: <hpinvent>



04-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

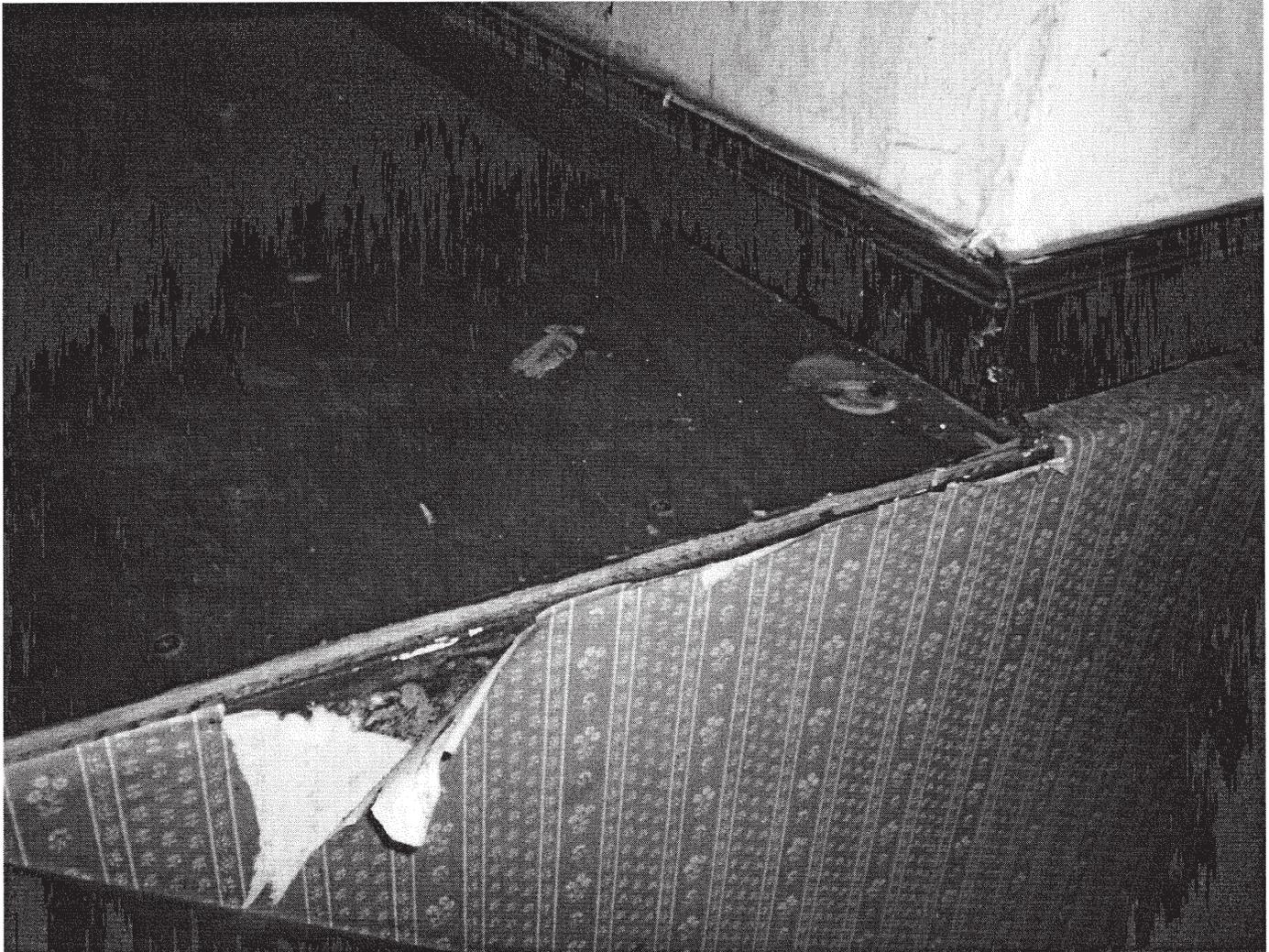
HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

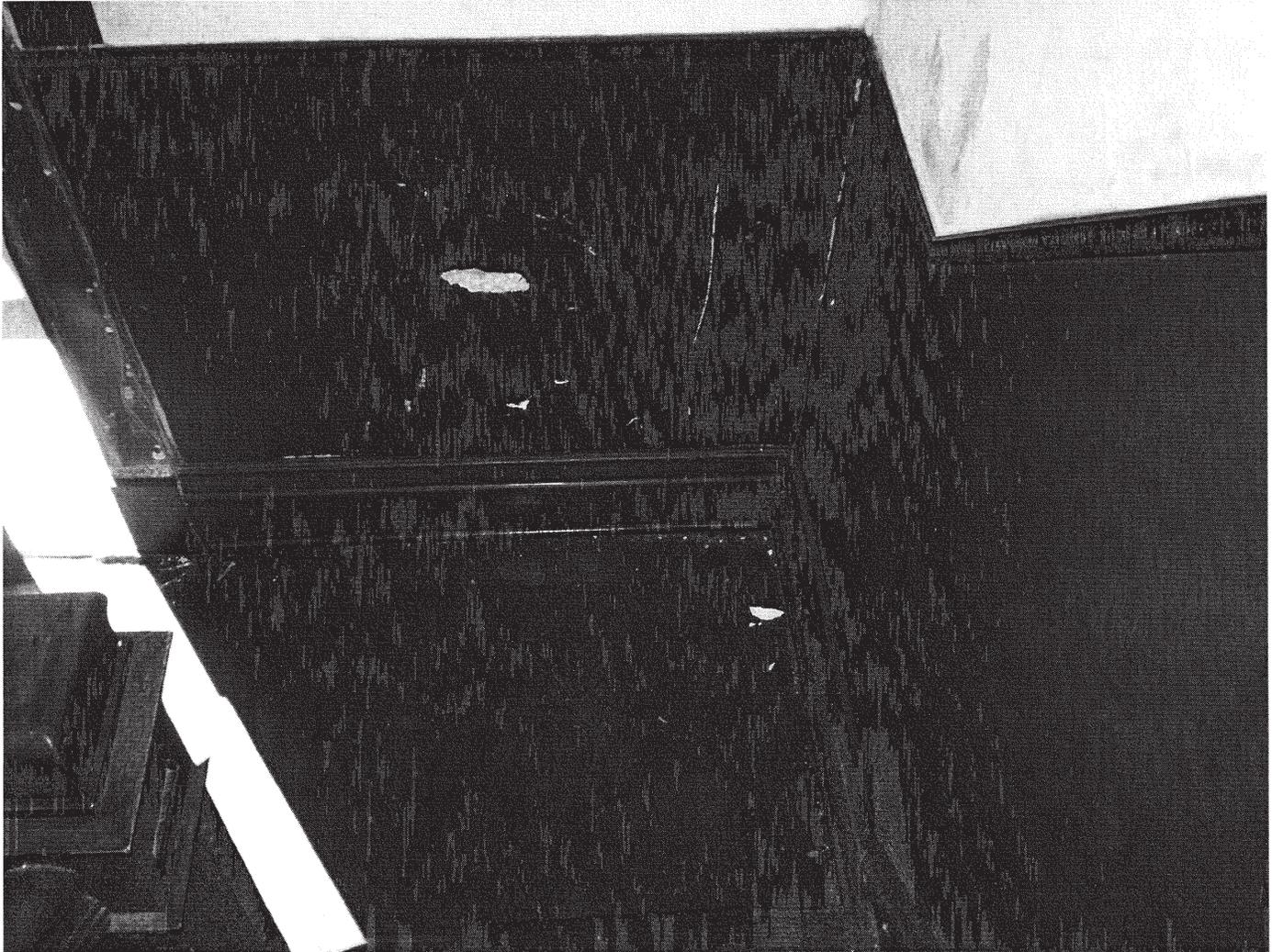
HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: <Indate>  
File #: <filenum>  
Folder Name: <foldername>  
PIN: <PIN>

HP District: <overlay>  
Property Name: <hpname>  
Survey Info: <hpinvent>



09-318

Date: <Indate>  
File #: <filenum>  
Folder Name: <foldername>  
PIN: <PIN>

HP District: <overlay>  
Property Name: <hpname>  
Survey Info: <hpinvent>



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

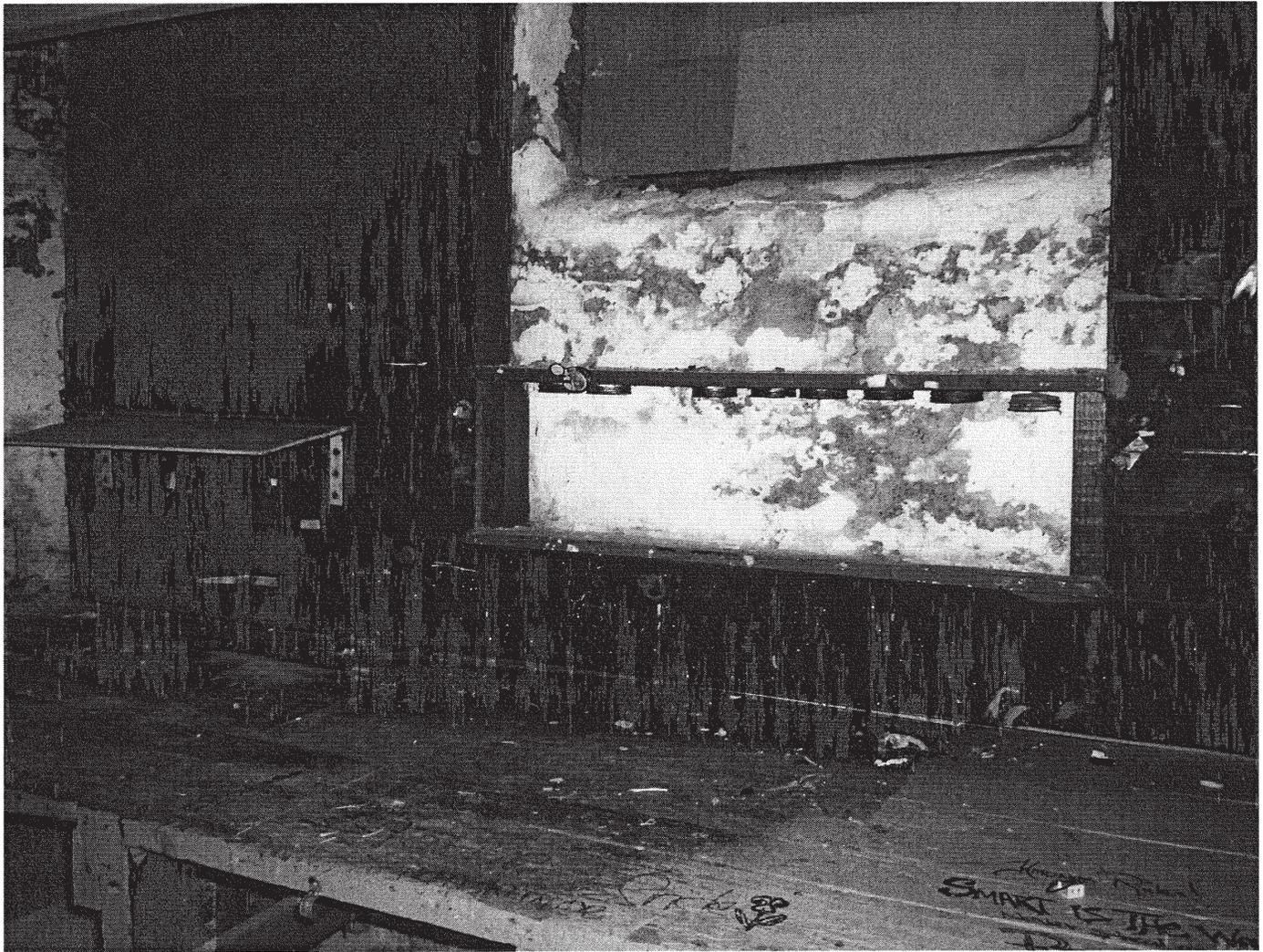
HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



04-318

Date: <Indate>  
File #: <filenum>  
Folder Name: <foldername>  
PIN: <PIN>

HP District: <overlay>  
Property Name: <hpname>  
Survey Info: <hpinvent>



Date: <Indate>  
File #: <filenum>  
Folder Name: <foldername>  
PIN: <PIN>

HP District: <overlay>  
Property Name: <hpname>  
Survey Info: <hpinvent>

09-316



09-318

Date: «Indate»  
File #: «filenum»  
Folder Name: «foldername»  
PIN: «PIN»

HP District: «overlay»  
Property Name: «hpname»  
Survey Info: «hpinvent»



09-318

Date: <Indate>  
File #: <filenum>  
Folder Name: <foldername>  
PIN: <PIN>

HP District: <overlay>  
Property Name: <hpname>  
Survey Info: <hpinvent>



5. Ordering the owner to remove or repair the building(s) at 975 Minnehaha Avenue East within fifteen (15) days from adoption of resolution.

The property owner of record, MERS c/o Fremont Investment and Loan, did not appear. No other parties of interest appeared.

Ms. Moermond asked for a report from Mr. Magner. Mr. Magner stated the building was a two-story, wood frame, duplex with a detached two-stall garage on a lot of 6,534 square feet and had been vacant since July 19, 2007. A code compliance inspection had been done on June 25, 2008, the vacant building registration fees in the amount of \$1,000 were paid by assessment on August 21, 2008, and the \$5,000 performance bond had not been posted. On October 15, 2008, an inspection of the building was done and a list of deficiencies which constitute a nuisance condition was developed. An order to abate a nuisance building was posted on November 14, 2008 with a compliance date of December 15, 2008. To date, the property remained in a condition which comprised a nuisance as defined by the Legislative Code. Ramsey County Taxation estimated the market value of the land to be approximately \$42,500 and the building to be \$101,300. Real estate taxes for 2008 were delinquent in the amount of \$4,547.86, plus penalty and interest. Code Enforcement estimates the cost to repair the building to be approximately \$30,000 to \$50,000. The cost for demolition was estimated to be approximately \$8,400 to \$11,400. There had also been six summary abatements issued to this property since 2007, nine of which went to work order: to secure the building and the City had to board the building to secure it from trespass, remove improperly stored refuse, boarding, and cut tall grass and weeds. Code Enforcement recommends the building be repaired or removed within 15 days. Mr. Magner presented photographs of the property.

Ms. Moermond asked how they became aware this was a vacant building. Mr. Magner responded that the building was condemned by Fire Prevention. He noted that there were numerous exterior violations at the property.

Ms. Moermond asked for a report from Ms. Spong. Ms. Spong stated that this building was built in 1903 and was a Queen Anne-style building. She noted that it originally was a single-family dwelling, the interior hardwood floors and trim were intact; however, the exterior had been altered. She said that this property was located near 3M and there were ongoing land use task force meetings to address jobs and housing in the area. She said that the houses on the block were on spacious lots and were contiguous. She believed this house, while it had not been surveyed and there was no criteria for designation, was a good candidate for rehabilitation.

Ms. Moermond stated that she would bring this property to the attention of MERS; however, since no one was present on behalf of the property owner, she recommended the building be removed within 15 days with no option for repair.