

June 7, 2006

TNT Properties
Floyd Olson
PO Box 340
Hamel, MN 55340

Dear Mr. Olson:

On May 12, 2006, the Minneapolis City Council imposed the following conditions on your property (1626 East Lake Street – Gustavus Adolphus Hall) based on your proposed plans for rehabilitation:

1. The property owner of the property will comply with Minneapolis Code of Ordinance 89.15, which requires that prior to being issued a permit to work on a vacant, boarded and/or condemned building; the applicant for a permit must deposit \$2,000 with the director of inspections. The property owner agrees and acknowledges that the funds held in escrow, set forth in paragraph (2), shall not be used to substitute for the requirement of ordinance section 89.15. The property owner acknowledges that the requirements of ordinance section 89.15 will not be waived.
2. The property owner shall submit to the manager of the Problem Properties Unit a complete and comprehensible line item bid that outlines the scope of work and estimated cost on or before May 31, 2006. The bid must include timelines in place to complete the work within 120 days of this Council action. The bid must also include a description of each item to be completed, including the listed items below, and must include the person or company that will perform each item of work.
3. The property owner agrees to present a duly-issued letter of credit indicating access and availability of an adequate funding stream in the full amount of estimated project cost to be presented to and accepted by City staff on or before May 31, 2006.
4. The property owner must obtain a certificate of code compliance for the property within 120 days and shall complete the rehabilitation of the property, in all respects complying with all applicable building and construction requirements and provisions of the Minneapolis code of ordinances.
5. In the event that a certificate of code compliance is not obtained or the rehabilitation has not been completed in 120 days, the property owner agrees that the City shall act on the letter of credit with the proceeds to be used as the City

deems fit in its sole discretion, to achieve prompt abatement of the nuisance condition.

These conditions had been agreed on by you during the standing Public Safety and Regulatory Services committee of the City Council on May 3, 2006. Included in these conditions was the provision that, were you to not meet these conditions, the Minneapolis City Council would again consider demolition of 1626 East Lake Street.

These are similar conditions that have been imposed on this property numerous times over the past year. As of this writing, the only document that you have provided to me since the May 3rd directive of council is an incomplete set of drawings of the structure. That package, which included three pages, was of non-dimensional street level and second level plan. In addition, there was an "image concept" and a third page with elevations (also non-dimensional). These plans are inadequate for any type of submittal and certainly not in compliance with your agreement to the above conditions.

Because of your lack of compliance, per our 249 ordinance, I am required to report back to the Public Safety and Regulatory Services committee for further action. My recommendation to the committee will be for immediate imposition of the adopted decision of October 7th 2005 - demolition.

This letter serves as official notice for you to appear to provide information on your failure to abide to a council action to abate this public safety nuisance. The Minneapolis City Council will consider demolition of 1626 East Lake Street during the Adjourned Public Safety and Regulatory Services meeting on Wednesday, June 21, 2006. The meeting will take place at 2:00 PM in room 317 at City Hall (350 South 5th Street).

Sincerely,

Thomas Deegan
Manager, Problem Properties Unit/Boarded Buildings
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