



REQUEST FOR BOARD OF ADJUSTMENTS AND APPEALS ACTION

DATE: 04/06/15

ITEM NO: BOAA

Department Approval

City Manager Approval

Item Description: Board of Adjustments and Appeals review and determination on an appeal by G & G Management LLC pertaining to licensing decisions regarding Rental Licenses issued for 175, 195, 221 Larpeur Ave W, 1722, 1725, 1735, 1736 Woodbridge Ct., and 1720, 1735, 1740, 1745, 1750 Marion St. Roseville MN.

BACKGROUND

In October of 2013 the City Council approved Ordinance No. 1456 which created Chapter 908 of the City Code titled 'Rental Licensing for Multifamily Properties of 5 or more Units'.

The rental license ordinance:

- Requires rental properties obtain a valid license.
- Requires inspections of rental properties (interior and exterior).
- Specifies a specific License Type to be assigned, determined by the number of violations (per unit) observed during the inspection.
- Incentivizes licensing renewal intervals (with subsequent payment of fees) to encourage property owners to maintain buildings in good repair (shorter intervals for buildings less well maintained, longer intervals for buildings kept in good repair).

During inspections, violations observed are based upon Roseville's City Code Chapter 906: 'Building Maintenance and Preservation Code' and Chapter 407: 'Nuisances'. Staff also refer to other nationally referenced standards to clarify trigger points when local codes may not be specific (i.e. City Code calls for walls to be kept in good repair. National standards specify a wall section is to be repainted if over 10% of the paint on a wall section is in disrepair).

When informing property owners of the new rental license program, staff included brochures and other information which identified the types of violations the ordinance prohibits, and, staff encouraged property owners to pre-inspect their buildings in order to achieve as high a rating as possible.

Rental property owners may appeal any licensing decision of staff.

The City Council acts as the Board of Adjustments and Appeals for appeals made under the rental licensing ordinance (Chapter 908).

G & G Management operates 12 Multifamily Residential Dwelling buildings. The company applied for 12 licenses and all 12 buildings were inspected between October 6th and 10th, 2014.

On December 26, 2014, the Community Development Department sent the owner copies of inspection reports and notices of license type. The inspection reports identified violations and included an explanatory letter (Attachment A and A.1). All 12 buildings received a 'D' type license.

On January 9, 2015, a meeting was held at Roseville City Hall with: Ramesh Gupta and Nidhi Joshi (G & G Management LLC), Paul Bilotta (Community Development Director), Don Munson (Codes Coordinator) and David Englund (Code Compliance Officer). Mr. Gupta requested the meeting to discuss the Inspection Reports and the 'D' type licenses assigned to the buildings. The issues discussed during the meeting were the same issues listed in their appeal.

On February 9, 2015, the City Manager received one email containing multiple appeals of licensing decisions regarding the 12 properties (Attachment B Submittal 1). G & G Management LLC is requesting:

- A re-evaluation of the 12 buildings be conducted and their License Types be adjusted.
- If re-evaluation is not possible; postpone the 6 month license renewal and waive the renewal license fee until January of 2016.

Attached to the email appeal were several other documents and photos (Submittals 2, 3, 4, 5, 6, 7). There are 13 specific points listed in the appeal objecting to the initial inspection, including:

1. Disagree with inspection results:

Staff response: It is assumed the disagreement is with the 'D' type licenses assigned to the 12 buildings. License types are assigned based on the number of violations observed (interior and exterior) during the inspection. This number is then divided by the numbers of units actually inspected. The violations/unit are then compared to the pre-set schedule, which determines the license type assigned.

All apartment buildings in Roseville were inspected to the same criteria and all license types were calculated in the same way. Using the same methods and criteria, there were 81-A, 28-B, 19-C and 30-D licenses issued.

2. List of duplicate violations recorded:

Staff response: Per inspection procedures, violations are aggregated at the unit level, so multiple violations inside an individual unit are counted only once (for example, if a unit is missing 2 smoke detectors, it is counted as one violation against the unit). However, if the same violation occurs in multiple units, this would be counted as 1 violation against each of the separate units. This gives clear direction to the property manager for ordering repairs. These same procedures were applied to all properties throughout Roseville.

3. List of Violations which were corrected right away during inspection:

Staff response: Many observed and noted violations were corrected as the individual inspections progressed. However, procedure is for all violations observed during the inspection to be noted on the inspection report. It is not the intent of the ordinance for city staff to enter buildings and identify routine maintenance for the property manager. The intent of the ordinance is to ensure property owners self-inspect and maintain their properties in good repair. As

mentioned previously, each property is mailed a pre-packet that includes a list of common violations with the intent that the property manager pre-inspect and correct violations in each building before the scheduled inspection.

4. Use funds for improvements instead of paying license fee every 6 months, recommend yearly inspection and license fee every three years:

Staff response: The ordinance is incentivized to encourage property owners to maintain buildings in good repair and to recognize the costs associated with more frequent inspections. The 12 buildings in question had numerous violations and they all received Type D licenses (with renewal inspections and payment of fees due in 6 months). If the buildings are repaired and maintained in good repair, they could receive Type A or B licenses with renewals every 2 or 3 years and with fees due every 2 or 3 years. The City's HRA maintains funds in programs that can assist property owners in maintaining their properties. This is the appropriate mechanism for resolving any funding concerns, not waiving license fees.

Requirement →	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type ↓			
Type A	Once every 3 years	Optional	Optional
Type B	Once every 2 years	Optional	Optional
Type C	Once a year	Optional	Optional
Type D	Once every 6 months	Required	Required

5. Tenants (refugees with small children) are very hard on property. Photos attached (see attachment B.1):

Staff response: The ordinance requires deficiencies be corrected by the property owner. Staff cannot determine who may have caused wear-and-tear or damage to a building. This is an issue between property management and its tenants.

6. List of improvements completed during 2013 & 2014 (see attachment B.2):

Staff response: It is acknowledged that the property owner has made some significant re-investment into various buildings. However, numerous City Code violations were still observed.

96 **7. Environmentally conscience, using efficient LED lights in hallways & laundry**
97 **rooms, water efficient toilets, shower heads and kitchen aerators, see attached**
98 **report (see Attachment B.3):**

99 **Staff response:** We appreciate efforts to increase energy efficiency. However,
100 energy efficiency is not a primary focus of the licensing program which focuses
101 on safety, blight and other code enforcement issues.

102 **8. Trivial violations, such as paint on outlets, paint peeling here there, no health or**
103 **safety issues:**

104 **Staff response:** Paint on outlets can interfere with the operation of the outlet and
105 can be a fire hazard. Peeling paint on other surfaces can contain lead, which can
106 be a significant health hazard to children. Additionally, the ordinance requires
107 building elements be maintained functional; if a window or door lock for
108 example are broken, it is required they be repaired. See Attachment A for a list of
109 violations noted at these properties.

110 **9. Small maintenance issues are not reported by tenants, such as blinds broken,**
111 **faucet leaking, drawer not operating, bath door knob not working etc:**

112 **Staff response:** Property owners and managers were encouraged, prior to the
113 scheduled inspection date, to conduct self-inspections of their properties using
114 the same inspection checklist (which was included in the initial application
115 packet) that is used by the City Inspector during the rental license inspection. If
116 tenants are not reporting issues to the property manager, that is a landlord
117 operational issue, not one that involves the City.

118 **10. Tenants caused violations such as bed in the living room, blocked egress window,**
119 **removed CO detectors & smoke detectors:**

120 **Staff response:** Rental properties are businesses and owners are responsible for
121 maintaining their buildings in a safe manner. It is the responsibility of
122 management to ensure that one tenant does not endanger the lives of others in the
123 building. This may mean periodic inspections by management to ensure tenants
124 understand and avoid causing dangers. Staff has also provided the property
125 manager with a guide for how to live in and maintain an apartment, written in the
126 Karen language, which can be used as an educational tool with residents.

127 **11. No motivation to spend any funds for improvements when licensing cost is \$6,740**
128 **and get D license anyway every six months. NO INCENTIVE FOR MAKING**
129 **IMPROVEMENTS and to raise building standard:**

130 **Staff response:** The rental license ordinance is incentivized to encourage property
131 owners to maintain buildings in good repair. These 12 buildings had numerous
132 violations and they received Type D licenses with renewal inspections and
133 payment of fees due in 6 months. If the buildings are repaired and maintained in
134 good repair, they could receive Type A licenses at the next inspection with
135 renewals every 3 years and fees due every 3 years. This would save a significant
136 amount in fees for the landlord.

138 **12. Request for reevaluation of the License Type:**

139 **Staff response:** Based upon the license types assigned, all 12 buildings are
140 subject to renewal inspections after 6 months (with payment of license fees).
141 Renewals for this project will be July 1, 2015 (the same date as for the other 18
142 buildings that also received D type licenses). If the owner self-inspects each
143 building and corrects all similar violations, the license type assigned to each
144 building should improve, with a longer timeframe between renewal dates.
145 However, it should be noted that there were exterior violations identified in the
146 inspection report which could not be corrected during the cold winter months.
147 Based on the City Council's action on February 23rd, any property owner may
148 enter into a Memorandum of Understanding, for repairs that will take longer
149 timeframes, and therefore, receive a higher type of license.

150 **13. Postpone 6 month (06/30/2015) inspection and waive license fee until January**
151 **2016 or later:**

152 **Staff response:** Due to the Type D License Types assigned at the initial
153 inspection, the ordinance stipulates the 12 buildings are to be re-inspected after a
154 6 month period. The renewal packet has been sent to G & G Management and
155 includes assigned inspection dates of May 18–22, 2015.

156 Note: No pictures of violations are taken during rental license inspections out of deference to
157 residents and for privacy purposes. If appeals board members wish to have a visual reference of
158 the issues under appeal, it is recommended they visit the complex of 12 buildings prior to the
159 scheduled meeting.

160 **STAFF RECOMMENDATION**

161 Staff recommends that City Council deny the appeal by G & G Management and require the
162 renewal inspections and payment of fees remain at the 6 month interval as required in the
163 ordinance (based on the License Type assigned to each of the 12 buildings). This
164 recommendation is based on the following:

- 165 • Roseville's City Council adopted Ordinance Number 1456 requiring all multi-family
166 buildings of 5 or more dwelling units to undergo inspections, be licensed by the City,
167 and, be subject to renewal licensing, inspections and fees.
- 168 • The ordinance implementation plan assigns a specific license type to each individual
169 multi-family building based upon the number of Roseville City Code building
170 maintenance and public nuisance violations identified during the inspection
- 171 • Well in advance of the initial inspection date a brochure and additional information,
172 identifying the most common and typical types of violations, was sent to all multi-
173 family building owners (including G & G Management LLC). This information
174 included an encouragement to pre-inspect and repair their buildings before their
175 inspection date in-order to achieve a higher license type.
- 176 • All multifamily rental buildings throughout Roseville were inspected and subject to the
177 same inspection process and the same inspection criteria.
- 178 • All twelve of G & G Management's multi-family buildings received a D type license
179 based on the number of building maintenance and public nuisance violations observed.
- 180 • The ordinance requires all D licensed properties to renew their license, pay the renewal
181 fee, and be re-inspected, at a 6-month interval.

REQUESTED BOARD OF ADJUSTMENTS AND APPEALS ACTION

Decide on the appeal request made by G & G Management LLC. Staff and the City Attorney will then prepare a resolution to be crafted on Monday night following the hearing.

Prepared by: Don Munson, Codes Coordinator

Attachments: A: City of Roseville Inspections Reports of the 12 properties, dated 12-26-2014
A.1: Accompanying Explanatory letter mailed with inspection reports dated 12-26-2014
B: Submitted items from G & G Management LLC:
1: Emailed appeal by G & G Management
2: Duplicate and inaccurate violations
3: Disputed Inspection results
4: Electrical and Water Consumption
5: Property Improvements 2013-14
6: Incentive for making improvements
7: Photos supplied by G & G Management



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 175 Larpenteur Ave W, Roseville MN 55113-6790

Thank you for attending your rental license inspection for this property on October 9, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 20
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

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Inspection Report

The inspection revealed:

- Rubber drain connection under laundry tub
- Door locks at entry not functional
- Backdraft damper missing from exterior dryer exhaust hood
- Missing exterior exhaust hood east side
- Bathroom exhaust hoods in disrepair – west side
- Unsealed opening in building exterior near downspout
- Banner sign on building
- Common/Laundry area outlets are painted over
- Common area windows in disrepair/paint peeling – Laundry area
- Peeling Paint on soffits
- Chain link fence in disrepair
- Window screen in disrepair – Unit 15
- Bed in living room *smoke co detector rules apply if allowed to be sleeping room – Unit 15
- Missing smoke detectors inside sleeping rooms
- Flexible drain connector under bathroom sink – Unit 16, 9
- Rubber drain connection under kitchen sink – Unit 3
- Egress window blocked in bedroom – Unit 3
- Outlet painted over – Unit - Bedroom
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure – needs to be placed in dumpster

These conditions are violations of Roseville's City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detectors within 10 feet of each sleeping room

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors within 10 feet of sleeping rooms**

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville's Rental License Program.

Dave Englund, Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: February 18, 2015

Re: G & G, 195 Larpenteur Ave W, Roseville MN 55113-6797

Thank you for attending your rental license inspection for this property on October 9, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 23
- The number of violations has resulted in a **License Type 'D'** being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

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Inspection Report

The inspection revealed:

- Rubber drain connection under laundry tub
- Door locks at entry not functional
- Backdraft damper missing from exterior dryer exhaust hood
- Common area outlets are painted over
- Common area windows in disrepair/paint peeling – Screen in disrepair – 3rd floor east side
- Dryer exhaust ducting has screws penetrating duct
- Extension cord used as permanent wiring in mechanical room for water heater
- Trip hazard on north sidewalk near Woodbridge
- Exhaust vent for stove has exposed electrical connection (missing cover) – Unit 17
- Drawer on kitchen cabinet in disrepair – Unit 24
- Bedroom window cracked – Unit 24
- Bed in living room *smoke co detector rules apply if allowed to be sleeping room – Unit 12
- Carbon Monoxide detector required within 10 feet of sleeping room – Unit 27, 24, 12, 17 *please verify in all units
- Missing smoke detectors inside sleeping rooms
- Flexible drain connector under bathroom sink – Unit 21
- Check valve and rubber drain connection under kitchen sink – Unit 17, 6, 3
- Kitchen faucet in disrepair – Unit 3
- Outlet painted over – Unit 2 - Bedroom
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detectors within 10 feet of each sleeping room

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors within 10 feet of sleeping rooms**

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund, Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 221 Larpenteur Ave W, Roseville MN 55113-6798

Thank you for attending your rental license inspection for this property on October 6, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 27
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

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Inspection Report

The inspection revealed:

- Evidence of rodent harborage – Storage closet main floor
- Door locks at entry not functional
- Window covering in disrepair – numerous around building
- Common area outlets are painted over
- Dryer exhaust not connected – venting into room
- Dryer exhaust ducting has screws penetrating duct
- Exhaust vent for stove has unlisted covering/paint – Unit 21, 9
- Kitchen cabinet in disrepair – Unit 9
- Bed in living room *smoke co detector rules apply if allowed to be sleeping room – Unit 24
- Bedroom door knob in disrepair – Unit 24
- Carbon Monoxide detector required within 10 feet of sleeping room – Unit 10,3,4 *please verify in all units
- Paint Peeling in dining room – Unit 9
- Missing smoke detectors inside sleeping rooms
- Flexible drain connector under bathroom sink – Unit 3,9
- Kitchen sink drain leaking – Unit 4
- Check valve and rubber drain connection under kitchen sink – Unit 4
- Bathroom door lock/latch not functioning – Unit 10
- Outlet painted over – Unit 13, 3 – Living room, Unit 10 – Kitchen, Unit 3 - Bedroom
- Broken outlet in bedroom – unit 13
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6" of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings

These conditions are violations of Roseville's City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detectors within 10 feet of each sleeping room

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors within 10 feet of sleeping rooms**

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville's Rental License Program.

Dave Englund, Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1720 Marion St, Roseville MN 55113-6786

Thank you for attending your rental license inspection for this property on October 6, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 25
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

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Type A	Attend 25%	Once every 3 years	N/A	N/A
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Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

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Inspection Report

The inspection revealed:

- Electrical meter panel in laundry in disrepair
- Entry door locks in disrepair
- Exterior water spigot leaking on south side
- Window coverings in disrepair
- Fascia in disrepair – south west corner
- Trip hazard – boiler room entrance on carpet
- Common area outlets are painted over
- Bathroom vanity in disrepair – Unit 15
- Carbon Monoxide detector required within 10 feet of sleeping room – Unit 17,14 *please verify in all units
- Paint Peeling in living room – Unit 22
- Living room used as sleeping room *smoke detector may be required if management allows room to be used for sleeping purposes
- Outlet in living room broken/in disrepair – Unit 22
- Missing smoke detectors inside sleeping rooms
- Flexible drain connection used under kitchen sink – Unit 13 & 5
- Outlet painted over – Unit 28 – bed room
- Cockroaches under kitchen sink – Unit 3
- Window does not latch – ground floor unit – living room – Unit 8
- Missing carbon monoxide detector – Unit 8,15
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
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- Minnesota State Statute 299F.51 which requires Carbon Monoxide detectors within 10 feet of each sleeping room

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors within 10 feet of sleeping rooms**

Timeframe for Compliance:

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30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1722 Woodbridge Ct, Roseville MN 55113-6726

Thank you for attending your rental license inspection for this property on October 9, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: **19**
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

-over-

Inspection Report

The inspection revealed:

- Screws in dryer exhaust duct
- Rubber drain connector in laundry area
- Missing switch plate cover in mechanical room
- Peeling Paint on Soffits
- Door locks at entry not functional
- Windows in disrepair – peeling paint – Front Common area
- Bed in living room *smoke/carbon monoxide detector rules apply if allowed to be sleeping room – Unit 3
- Flexible drain connection under sink – Unit 11 (bathroom)
- Bathroom exhaust fan not functioning – Unit 11
- Painted Outlets in bedroom – Unit 11, 4, 3
- Kitchen drain in disrepair – Unit 3 (Rubber drain connector and flexible connector)
- Missing smoke detectors inside all sleeping rooms
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detector installation within 10 feet of sleeping rooms

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors where required**

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund
Code Enforcement Officer
City of Roseville
dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1725 Woodbridge Ct, Roseville MN 55113-6785

Thank you for attending your rental license inspection for this property on October 10, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 24
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

-over-

Inspection Report

The inspection revealed:

- Screws in dryer exhaust ducting
- Exterior exhaust hoods in disrepair
- Paint covering outlets in common areas
- Storm windows in disrepair
- Rubber drain connection under laundry tub
- Extension cords used as permanent wiring in mechanical room at water heater
- Door locks at entry not functional
- Peeling paint – Unit 9 (living room)
- Paint covering outlet – Unit 6 (dining room) – Unit 7 – Unit 3 (living room)
- Bathroom exhaust fan not operable – Unit 7
- Window covering in disrepair – numerous around building
- Bed in living room *smoke/carbon monoxide detector rules apply if allowed to be sleeping room – Unit 14, 9
- Flexible drain connection under sink – Unit 3(kitchen)
- Missing smoke detectors inside all sleeping rooms
- Missing Carbon Monoxide detector – Unit 6
- Check valve and rubber drain connection under kitchen sink – Unit 3(kitchen)
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure – needs to be placed in dumpster
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detector installation within 10 feet of sleeping rooms

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors where required**

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund, Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1735 Marion St, Roseville MN 55113-6989

Thank you for attending your rental license inspection for this property on October 7, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 26
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

Inspection Report

The inspection revealed:

- Brush/Branch on lawn south side of building
- Outside storage of items on south side
- Door locks at entry not functional
- Trip Hazard on Carpet –hallway at bedroom – Unit 23
- Trip hazard at entry – Unit 10
- Bathroom vanity in disrepair – Unit 23
- Windows in disrepair – does not latch – Unit 3
- Window covering in disrepair – numerous around building
- Common area outlets are painted over
- Dryer in dining room area – not properly vented to exterior – Unit 3
- Bed in living room *smoke co detector rules apply if allowed to be sleeping room – Unit 18
- Paint Peeling in living room – Unit 15,10
- Bathroom wall in disrepair – Unit 10
- Missing smoke detectors inside sleeping rooms
- Check valve and rubber drain connection under kitchen sink – Unit 15, 3
- Bathroom door lock/latch not functioning – Unit 10
- Outlet painted over – Unit 3 – Living room, Unit 15,10 – Kitchen, Unit 15 - Bedroom
- Broken outlet in bedroom – unit 15
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure – needs to be placed in dumpster

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room

The City is requesting that steps be taken to:

- Repair noted items
- Install smoke detectors inside each sleeping room

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund, Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1735 Woodbridge Ct, Roseville MN 55113-6784

Thank you for attending your rental license inspection for this property on October 10, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: **18**
- The number of violations has resulted in a **License Type 'D'** being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

-over-

Inspection Report

The inspection revealed:

- Open socket in electrical panel – Laundry room
- Exterior dryer hood in disrepair
- Door locks at entry not functional
- Windows in disrepair – peeling paint – Unit 16, 17
- Window covering in disrepair – numerous around building
- Bed in living room *smoke/carbon monoxide detector rules apply if allowed to be sleeping room – Unit 17
- Flexible drain connection under sink – Unit 16, 4, 1 (bathroom)
- Kitchen drain in disrepair – Unit 17
- Missing smoke detectors inside all sleeping rooms
- Missing Carbon Monoxide detector – Unit 1
- Check valve and rubber drain connection under kitchen sink – Unit 4
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure – needs to be placed in dumpster

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detector installation within 10 feet of sleeping rooms

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors where required**

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund
Code Enforcement Officer
City of Roseville
dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1736 Woodbridge Ct, Roseville MN 55113-6783

Thank you for attending your rental license inspection for this property on October 10, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 26
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

-over-

Inspection Report

The inspection revealed:

- Chain link fence in disrepair
- Paint covering outlets in common areas
- Peeling Paint on front window in Common area
- Trip hazard on floor covering at entry to unit – Unit 6
- Bedroom window Broken Unit 13
- Door locks at entry not functional
- Unit entry door hardware in disrepair – Unit 1
- Paint covering outlet – Unit 13 (dining room) – Unit 1 (kitchen – Unit 13 (living room)
- Bathroom exhaust fan not operable – Unit 13, 1
- Kitchen cabinet at sink in disrepair – Unit 1
- Insect infestation – bedroom walls (stains) – Unit 1
- Bedroom door hardware in disrepair – Unit 1
- Window covering in disrepair – numerous around building
- Flexible drain connection under sink – Unit 5,1(kitchen)
- Missing smoke detectors inside all sleeping rooms
- Missing Carbon Monoxide detector – Unit 13, 1, 5
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure – needs to be placed in dumpster
- Tree limbs on ground by garage- needs removal
- Garage structure in disrepair (far right, east side)

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detector installation within 10 feet of sleeping rooms

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors where required**

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund, Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1740 Marion St, Roseville MN 55113-6788

Thank you for attending your rental license inspection for this property on October 7, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: **19**
- The number of violations has resulted in a **License Type 'D'** being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

-over-

Inspection Report

The inspection revealed:

- Unsealed opening in brick exterior
- Common area outlets are painted over
- Screen in disrepair – Unit 26
- Exhaust vent for stove not functioning – Unit 26
- Bathroom vanity in disrepair – Unit 17
- Carbon Monoxide detector required within 10 feet of sleeping room – Unit 17,14 *please verify in all units
- Paint Peeling on Bathroom ceiling – Unit 14
- Missing smoke detectors inside sleeping rooms
- Flexible drain connection used under kitchen sink – Unit 13 & 5
- Kitchen outlet painted over – Unit 7
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings
- Garage roof in disrepair
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detectors within 10 feet of each sleeping room

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**
- **Install Carbon Monoxide detectors within 10 feet of sleeping rooms**

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund

Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1745 Marion St, Roseville MN 55113-6789

Thank you for attending your rental license inspection for this property on October 8, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 21
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

-over-

Inspection Report

The inspection revealed:

- Screen in disrepair – 3rd floor, north side
- Screws in dryer exhaust ducting
- Exterior dryer hood not sealed to building
- Rubber drain connection under laundry tub
- Door locks at entry not functional
- Insect infestation – Kitchen/Bathroom – Unit 24, 27, 8
- Windows in disrepair – peeling paint – Unit 11
- Window covering in disrepair – numerous around building
- Common area outlets are painted over
- Outlet cover missing/exposed wires – air conditioning outlet – Unit 8
- Stove vent not functioning – Unit 2
- Stove vent hood painted/covered with non-rated material – Unit 2
- Bed in living room *smoke/carbon monoxide detector rules apply if allowed to be sleeping room – Unit 18, 27
- Bathroom mirror broken – Unit 2
- Flexible drain connection under kitchen sink – Unit 2, 8
- Missing smoke detectors inside all sleeping rooms
- Missing Carbon Monoxide detector – Unit 8
- Check valve and rubber drain connection under kitchen sink – Unit 3
- Outlet painted over – Unit 3,2 – Living room, Unit 15,10,2 – Kitchen, Unit 15,2 – Bedroom, Unit 24,18,2 – Dining room
- Broken outlet in dining room – unit 18
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Any and all deteriorated trim(failing paint, rotting material, missing drip-caps) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage roofs have debris and vegetation – requires maintenance/cleaning
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% of each door needs replacement
- All misaligned garage doors need re-alignment in their openings
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Junk and debris on grounds/outside of dumpster enclosure – needs to be placed in dumpster

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room
- Minnesota State Statute 299F.51 which requires Carbon Monoxide detector installation within 10 feet of sleeping rooms

The City is requesting that steps be taken to:

- Repair noted items
- Install smoke detectors inside each sleeping room
- Install Carbon Monoxide detectors where required

Timeframe for Compliance:

5 days for: Smoke/Carbon Monoxide Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund

Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Rental License Program

Assigned License Type and Inspection Report

Date: April 1, 2015

Re: G & G, 1750 Marion St, Roseville MN 55113-6788

Thank you for attending your rental license inspection for this property on October 8, 2014, 12:00-4:00 p.m.. The purpose of this inspection is to verify compliance with city and state codes and ordinances, thereby ensuring all rental properties in Roseville are safe, sanitary and well maintained.

The results of this inspection are:

- Number of violations: 15
- The number of violations has resulted in a License Type 'D' being assigned to this multifamily rental dwelling.
- **An inspection report, and timeframe for correcting any violations, is on the reverse side of this form.**
- **Please return the enclosed Rental License Invoice and license fee to our office by December 31, 2014.**
- **Upon receipt of payment, your license will be mailed to you.**

This building has been assigned a 'D' Type License:

- Your license will remain valid for **6 months** and expire on **06/30/2015**.
 - Your license must be renewed at that time. Renewal will include a re-inspection and the payment of fees. We encourage you to inspect your property and correct any deficiencies or violations before the licensing inspection so that your building can attain the highest license type possible. You will be sent a renewal application approximately 120 days prior to expiration.
- Attendance at **100%** of Roseville Multifamily Property Owners Meetings is required. These quarterly meetings will begin in 2015 and will be held at Roseville City Hall. You will be notified of dates and times.

Requirements based on License Type:

Requirement	Attend Roseville Multifamily Property Owners Quarterly Meetings	Inspections and Licensing Fee	Memorandum of Understanding for correction of nuisance	Monthly Updates
License Type				
Type A	Attend 25%	Once every 3 years	N/A	N/A
Type B	Attend 50%	Once every 2 years	N/A	N/A
Type C	Attend 75%	Once a year	May be required	N/A
Type D	Attend 100%	Once every 6 months	Required (<i>Shall be brought to Council</i>)	Required

Inspection Report

The inspection revealed:

- Unsealed opening at gas line entry to building
- Missing TPR discharge tube on water heater
- Dryer exhaust duct has screws penetrating duct
- Exterior dryer hood in disrepair
- Unsupported electrical conduit – exterior north side between 2nd & 3rd floors
- Open socket in electrical panel – Unit 20, 21 & 14
- Screen in disrepair – Unit 21 – living room
- Bedroom carpet in disrepair – Unit 21
- Missing smoke detectors inside sleeping rooms
- Flexible drain connection used under bathroom sink – Unit 20 & 7
- Exterior building lighting not operable
- Bare ground in excess of 20 square feet
- Junk and debris on grounds/outside of dumpster enclosure
- Dumpster enclosure is in disrepair, Dumpster must remain behind screen (out of view from public right of way)
- Any and all deteriorated trim(failing paint, rotting material, broken mouldings) needs replacement around garages and garage doors(any/all cladding within 6” of grade is required to be treated or other weather resistant material)
- Horizontal joints in siding and/or trim require drip caps
- Siding sections with over 10% peeling/fading/deteriorated paint needs to be re-painted in its entirety
- Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% (of each individual panel) needs replacement
- All misaligned garage doors need re-alignment in their openings

These conditions are violations of Roseville’s City Code, specifically:

- Section 906 which requires Exterior/Interior/Site shall be maintained in good repair
- Section 906.09 which requires Smoke Detectors in each sleeping room

The City is requesting that steps be taken to:

- **Repair noted items**
- **Install smoke detectors inside each sleeping room**

Timeframe for Compliance:

5 days for: Smoke Detector Installation *

30 days for: Maintenance/Repair of noted items*

*If the timeline for this request creates a hardship for you or if you have any questions or concerns regarding this notice or licensing requirements, please contact me at 651-792-7013.

Again, thank you for your attention and cooperation with Roseville’s Rental License Program.

Dave Englund

Code Enforcement Officer City of Roseville dave.englund@ci.roseville.mn.us



Community Development Department
2660 Civic Center Drive ❖ Roseville, Minnesota 55113
651-792-7013 ❖ fax 651-792-7070 ❖ www.cityofroseville.com

12/26/2014

Ms. Nidhi Joshi
G & G Management
195 Larpenteur Avenue #19
St. Paul, MN 55113

Ms. Joshi,

Thank you for accompanying me during the Rental License Inspection in late October. I have enclosed the Inspection Reports for each building.

The updates and improvements initiated on the properties you manage, begun even prior to Roseville's Rental License Program, are improving the properties and are appreciated.

The noted violations and the subsequent ratings in the attached reports may be disappointing given the amount of work and effort you have already put into these properties. While the numbers of violations may appear high, many other property managers are experiencing similar results. As we discussed, this initial license cycle is meant to educate owners, managers and residents on Roseville's Building Maintenance and Preservation Code relating to multi-family rental properties. I believe that with your continued effort, each property and rating will continue to improve.

I appreciate your continued efforts and your attention to the inspection reports. If you have questions or wish clarification of any of the noted items, please do not hesitate to contact me.

Sincerely,

David Englund
Code Compliance officer
Rental License Program
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113
651-792-7013
david.englund@ci.roseville.mn.us

Attachment B Submittal 1

From: Nidhi Joshi [<mailto:marionapts@gmail.com>]
Sent: Monday, February 09, 2015 12:04 PM
To: Pat Trudgeon
Subject: Letter of Appeal

Pat Trudgeon
City Manager
2660 Civic Center Drive
Roseville, MN 55113.

February 09, 2015

Letter of Appeal to the City Council

Dear Mr. Trudgeon

We are writing to you in regards to City Rental License Program. With all due respect, we feel we must come to you with a very big concern we have over the City inspection report. While we respect City inspector's opinion, we disagree with the findings and negative evaluation of our buildings.

The grounds on which we wish to appeal are listed below.

1. Disagree with Inspection result
2. List of Duplicate Violations
3. List of Violations which were corrected right away during inspection.
4. Use funds for improvements instead of paying License fee every 6 month, recommend yearly inspection and license fee every three year.
5. Tenants (Refuges with small children) are very hard on property. Photos attached
6. List of Improvements completed during 2013 & 2014
7. Environmentally conscience, using efficient LED Lights in hallways & Laundry rooms, water efficient toilets, shower heads and kitchen aerators, See attached report
8. Trivial Violations, such as paint on outlets, paint peeling here there, no health or safety issues
9. Small maintenance issues are not reported by tenants, such as blinds broken, faucet leaking, drawer not operating, bath door knob not working etc
10. Tenants caused violations such as bed in the living room, blocked egress window, removed CO detectors & smoke detectors
11. No motivation to spend any funds for improvements when licensing cost is \$6,740 and get D license anyway every six months. NO INCENTIVE FOR MAKING IMPROVEMENTS and to raise building standard
12. Request for reevaluation of the License Type.
13. Postpone 6 month (06/30/2015) inspection and waive license fee till January 2016 or later.

Attachment B Submittal 1

We have noticed that the city inspection report is inaccurate on many points and strongly disagree with many violation listed in the report. There are number of duplicate violations.

For example flexible drain connector violation is mentioned 3 times in 175 building report and should be corrected as soon as possible. Check item # 1, 15, and 16.

We do understand the necessity of correcting the flexible drain connector, however, we do not agree with the idea of mentioning it 3 times. Our team has worked hard, efficiently and effectively to implement all city code last year. We take pride in correcting any violation as soon we know about it or city inspector(s) bring it to our attention.

City inspector inspected our 12 buildings in 5 days. Most of the violations were corrected during the inspection, but those violations are still showing in inspection report. **For example** Garage Roof in disrepair 1740 – our maintenance staff worked overnight and fixed the roof and next day city inspector came and verified. Unsealed opening in brick exterior 1740 building was fixed right away and showed to the inspector, but these repairs are listed as violations in inspection report.

We hired an electrician to go through all apartments, laundry rooms and common areas to check/repair/ replace every electric issue, smoke alarm, CO alarm, broken outlet/ switches. We paid him around \$11,000. Our intent was to fix everything and be ready for inspection. **But he still missed a few items mentioned in the report.**

We hired a handyman to fix and/or replace all screens in all the buildings. **He still missed a few screens.** Our intent was to meet all city requirements.

We have more than 50% tenants who are recently immigrated refugees in our buildings. They are very hard on our property. We are having regular meetings with Caretakers and organizations like KOM (Karen organization of MN), International Insinuate of Minnesota, World relief, Arrive Ministries etc. to explain recently moved immigrants (Karen tenants) in their language about following building rules regarding apartment care and sanitation standards.

We appreciate the opportunity to discuss with you the improvements we are doing and the challenges to meet city requirements, and to maintain sanitation standards inside and outside the apartments. We were shocked to see a **D** license even with two years of improvement efforts. We were expecting a B license if not A, because we did not have any major life and health safety type of Violations.

There are violations which can't be corrected right away or before July 2015 because of weather such as fixing garage panels, garage doors, painting soffit, fixing dumpster enclosure etc. If city inspect our building again in 6 months we wouldn't get enough time to work on these violations and we will get D License again.

We are therefore appealing that a reevaluation should be carried out as soon as possible and type of license should be corrected. If reevaluation is not possible within 30 calendar days, we request you to postpone 6 month (06/30/2015) inspection and waive license fee till January 2016 or later.

Attachment B Submittal 1

We are also requesting that a meeting should be set up to discuss our concerns within 30 calendar days of receipt of this letter. Please contact us the time and date of the meeting.

On behalf of our Management team, we would like to thank you again for taking the time out of your busy schedule to discuss these important matters. Should you have any questions or comments with this request, please contact us at the following number(s) or by e-mail at marionapts@gmail.com

Thank you,

Ramesh Gupta

Manager

Marion Street & Brittany's Apartments

Tel : [612-396-4950](tel:612-396-4950) (C)
[651-489-5854](tel:651-489-5854) (O)

[763-439-7674](tel:763-439-7674) (C)

Fax : [651-488-7190](tel:651-488-7190)

G & G Managements LLC
195 W Larpenteur Ave. # 19
Roseville, MN - 55113

Office Hours - Monday to Friday, 10am - 6pm.

Confidentiality Statement: The documents accompanying this transmission contain confidential information that is legally privileged. This information is intended only for the use of the individuals or entities listed above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of these documents is strictly prohibited. If you have received this information in error, please notify the sender immediately and arrange for the return or destruction of these documents.

Attachment B Submittal 2

Marion Street/The Brittany's **G & G Management, LLC**

195 W Larpenteur Ave., Ste. 19, Roseville, MN 55113. Ph: 651-489-5854, Fx: 651-488-7190

Duplicate & Inaccurate Violations

175 Building

- ☐ Violation # 1, 15, 16 are same – why mentioned 3 times?
- ☐ Violation # 3, 4, 5, 6 are same
- ☐ Violation # 9, 10 are same – Paint Peeling why mentioned 2 time

195 Larpenteur

- ☐ Violation # 1, 15, 16 Regarding drain connector – listed 3 time
- ☐ Violation # 4 & 18

221 Larpenteur

- ☐ Violation # 4 & 18 Listed twice
- ☐ Violation # 14 & 16 Listed twice
- ☐ Violation # 10 & 17 Listed twice
- ☐ Violation # 5 was corrected in front of inspector

1720 Marion

- ☐ Violation # 1 Already repaired
- ☐ Violation # 2 Not True
- ☐ Violation # 7, 12 & 15 are same
- ☐ Violation # 8 Not true, please verify again
- ☐ Violation # 9 & 10 Duplicate Entry

1735 Marion

- ☐ Violation # 4 & 5 should be under same category
- ☐ Violation # 12 & 13 are same
- ☐ Violation # 9, 17, 18 should be under same category
- ☐ Violation # 1 & 2 should be 1 violation
- ☐ Violation # 3 Not true Door Lock does work, Check again

Attachment B Submittal 2

1740 Marion

- ☐ Violation # 1 was corrected and showed to inspector right away
- ☐ Violation # 18 - was fixed the same day. city inspector came and verified
- ☐ Violation # 2 & 10 should be 1 violation
- ☐ Violation # 12 & 11 Not true

1745 Marion

- ☐ Violation # 4 , 15, 18 are same
- ☐ Violation # 9 , 10 , 20, 19 are same
- ☐ Violation # 4, 15, 18

1750 Marion

- ☐ Violation # 1, 2 & 6 was corrected and showed to inspector right away
- ☐ Violation # 7 & 8 Tenant told inspector in front of Manager that she didn't complaint to management about these issues.

1725 Woodbridge Ct.

- ☐ Violation # 2 & 9 are same
- ☐ Violation # 5, 13, 16 are same

1735 Woodbridge Ct.

- ☐ Violation # 1 was corrected and showed to inspector right away
- ☐ Violation # 7 & 11 are same
- ☐ Violation # 12 & 13 Not true

1736 Woodbridge Ct.

- ☐ Violation # 2 & 5 are same
- ☐ Violation # 22 & 27 are same
- ☐ Violation # 7 & 12 are same

Attachment B Submittal 3

Marion Street/The Brittany's **G & G Management, LLC**

195 W Larpenteur Ave., Ste. 19, Roseville, MN 55113. Ph: 651-489-5854, Fx: 651-488-7190

1. Door Lock not functional -195, 1735, 1745, 1720

Not true, 195 kept open during the business hours for convenient of our tenants. 1735, 1720 & 1745 Marion, not true, check again

2. Repair Needed in Units - Tenants did not report the problems in their units

Kitchen Cabinet drawer in Disrepair 195-24

Bathroom Door Lock Latch not functioning 1735M-10

Bathroom Vanity in disrepair 1740-17

Bedroom carpet in disrepair 1750-21

Kitchen drain in disrepair 1735W-17

Kitchen Sink leaking 221-04 - Sink is not leaking. As per maintenance and tenant there is no problem with the sink.

3. Bed in Living Room – 195, 175, 221, 1720, 1735M, 1745, 1722, 1725, 1735W

We have no control on that. It is not practical for us to check that every day. Tenant considers it harassment. If we knew anyone having bed in living room, we will add SD.

4. CO Detectors – 195, 221, 1720, 1735M, 1740, 1745, 1725, 1735W, 1736

All units have CO Detectors. We hired an electrician to check batteries, inspect, replace and *maintain* CO detectors in each unit. Tenants may have disabled/ removed CO detectors. No way to verify it every day without going into each unit.

5. Exterior Building Lights Not operable – 195, 175, 1720, 1735M, 1740, 1750, 1722, 1725, 1736

Not true, these were all working.

6. Missing Smoke Detector inside sleeping rooms - 195, 175, 221, 1720, 1735M, 1740, 1745, 1722, 1725, 1735W, 1736.

Each Apt. has smoke detectors working properly. 906.09 D2a Fire Safety Requirements, copy attached, SD required within 10 ft of each bedroom.

Attachment B Submittal 3

7. Egress Window Blocked - 175

Tenants have been informed not to block Egress Windows. City should charge / contact Tenant

8. Dumpster enclosure in disrepair, junk and debris by dumpster – 175, 221, 1720, 1735M, 1740, 1745, 1750, 1722, 1725, 1735W, 1736

Not True. Any time there is debris/junk outside the dumpster, our caretakers promptly put the trash inside the dumpster as soon as they see it. Most of the refugees do not understand that and they leave it outside.

9. Window Covering in disrepair - 221 , 1720,1735 M, 1745, 1725, 1735W, 1736

Tenants are responsible for keeping and maintaining the window blinds as per our lease

10. Bathroom Vanity in disrepair - 1720 # 15

Not true – Check Again

11. Bare ground in excess of 20 sq ft - 221, 195, 175, 1720, 175, 195, 1740, 1735M, 1745, 1750, 1722,1725, 1735W, 1736

Petty stuff. We spent about \$18,256 for landscaping last year.

12. Garage Roof in disrepair 1740 - was fixed the same day and city inspector came and verified. Please verify and remove from report.

13. Petty Items –

1. Painted Outlets – 195, 175, 221, 1720, 1735M, 1740, 1745, 1722, 1725, 1735W, 1736
Not a safety issue
2. Paint Peeling – 195, 175, 221, 1735M - units 15 & 10, 1722 in laundry rooms & soffit
3. Screws penetrating duct – 195, 175, 221, 1745, 1750, 1722, 1725

Below points are not specific and clear enough. Looks like copied and pasted for all buildings.

1. Horizontal joints in siding and /or trim require drip caps.

Attachment B Submittal 3

2. Siding sections with over 10% peeling /padding / deteriorated paint needs to be repainted in its entirety
3. Garage door panels having holes, dents, deteriorated paint or significant damage in excess of 25% needs replacement.
4. all misaligned garage doors need realignment in their openings

Attachment B Submittal 4

Marion Street / The Brittanys

G & G Management, LLC

195 W. Larpenteur Ave., Suite 19, Roseville, MN 55113 (651) 489-5854

Electrical Demand & Consumption - City Of Roseville

No.	Address	Electrical demand savings in KW	Electrical consumption savings in KWH/yr
1	175 Larpenteur Ave	0.846	4926
2	1722 Woodbridge Ct	0.744	4417
3	1725 Woodbridge Ct	0.316	2484
4	1735 Woodbridge Ct	1.437	10997
5	1736 Woodbridge Ct	1.275	9179
6	195 Larpenteur Ave	1.026	5622
7	221 Larpenteur Ave	0.488	3986
8	1720 Marion Street	0.845	7116
9	1735 Marion Street	0.836	7041
10	1740 Marion Street	0.865	8421
11	1745 Marion Street	0.88	7421
		9.558	71610

Reduction of 71,610 KWH/yr in electrical consumption will prevent 73,759 Kg of CO2 going into atmosphere, thus reducing global warming. (Assuming coal is used to produce electricity. And it will reduce 22,975 Kg of CARBON going into atmosphere.

Attachment B Submittal 4

Marion Street / The Brittanys

G & G Management, LLC

195 W. Larpenteur Ave., Suite 19, Roseville, MN 55113 (651) 489-5854

Water Consumption - City Of Roseville

No.	Address	Consumption in UNITS		Saving in UNITS	% Saving
		July - Sep 2012	July - Sep 2014		
1	175 Larpenteur Ave	547	304	243	44
2	1722 Woodbridge Ct	368	251	117	32
3	1725 Woodbridge Ct	748	313	435	58
4	1735 Woodbridge Ct	561	397	164	29
5	1736 Woodbridge Ct	407	382	25	6
6	195 Larpenteur Ave	524	398	126	24
7	221 Larpenteur Ave	761	396	365	48
8	1720 Marion Street	635	416	219	34
9	1735 Marion Street	753	453	300	40
10	1740 Marion Street	757	536	221	29
11	1745 Marion Street	624	460	164	26
		6685	4306	2379	36

Reduction of water consumption will prevent same amount of SEWER going to the "SEWAGE TREATMENT PLANT".

2,379,000 Gallons of water is saved over a 3 months period of July – Sep 2014 as compared to 3 months of July – Sep 2012, before improvements.

Attachment B Submittal 5

Marion Street / The Brittany's

G & G Management, LLC

195 W. Larpenteur Ave., Suite 19, Roseville, MN 55113 (651) 489-5854

Improvements 2013 - 14

Categories	2013	2014	Total
Stove Replacements	\$5,079	\$4,500	\$9,579
Refrigerator Replacements	\$13,059	\$3,500	\$16,559
A/C Replacements	\$3,944	\$1,250	\$5,194
Carpet / Vinyl Flooring	\$47,194	\$38,582	\$85,776
Painting/Wall Repair	\$8,478	\$17,465	\$25,943
Toilets, Sinks & Faucets	\$34,094	\$3,330	\$37,424
Kitchen Cabinets repair / replace.	\$4,660	\$500	\$5,160
Bath Vanities Replacements	\$8,085	\$3,000	\$11,085
Water Heater / Boiler Repair	\$8,339	\$2,000	\$10,339
Windows Replacements	\$51,570	\$31,460	\$83,030
Landscaping/ sod/ seeding/ bare covering	\$8,387	\$9,869	\$18,256
New Fire Panels	\$5,666	\$2,073	\$7,739
Lighting Upgrade w/ LED	\$7,629	\$28,821	\$36,450
Door & Locks	\$2,000	\$2,500	\$4,500
Smoke and Co Alarms / Outlets	\$3,500	\$11,135	\$14,635
Pest Control	\$3,500	\$15,895	\$19,395
Roof Repair/Replacement	\$12,655	\$24,758	\$37,413
Garages/Dumpster Enclosures	\$2,500	\$12,575	\$15,075
Repair/ Replace. Window Locks, Screens, Glass	\$15,000	\$35,566	\$50,566
Miscellaneous Supplies	\$9,580	\$15,000	24580
Asphalt Parking Lot	\$40,994	\$0	\$40,994
Repair/ Replace Concrete sidewalk and stairs	\$10,014	\$3,927	\$13,941
Grand Total	\$305,928	\$267,706	\$573,634

Attachment B Submittal 6

Marion Street/The Brittanys **G & G Management, LLC**

195 W Larpenteur Ave., Ste. 19, Roseville, MN 55113. Ph: 651-489-5854, Fx: 651-488-7190

INCENTIVE FOR MAKING IMPROVEMENTS

We believe that the goal of rental license program is to provide safe, clean and healthy standard of living to residents and children by meeting city & state code requirements.

G & G Management LLC is also focused and proud to maintain all our buildings in good condition, meeting or exceeding all applicable codes for the safety of our tenants & office personnel. We have spent more than half million dollars in last two years on improvements.

License fee is an additional burden for property owners especially if we got a list of violations which needs to be completed in limited time frame and be ready for second inspection in 6 months.

Instead of paying fee in 6 months we can use the same funds to achieve city and our goal to provide safe and sanitary standard of living to our residents and their children.

We are requesting city council to please help us achieving our goal quicker by waving the fee for July 2015 inspections so that we can use those funds for improvements.

We hope you can take this in to consideration.

Attachment B Submittal 7



Attachment B Submittal 7



Attachment B Submittal 7

