



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

SEP 01 2026

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

CITY CLERK

We need the following to process your appeal:

- ☐ \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)

All appeal filing fees waived

- ☒ Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

- ☒ Walk In ☐ Mail ☐ Email

Appeal taken by:

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Thursday, Sept. 3, 2026

Location of Hearing:

- ☒ Telephone: you will be called between **10:00 a.m.** & _____

- ☐ In person (Room 330 City Hall) at: _____

(required for all condemnation orders and

Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 71 Manitoba Avenue City: Saint Paul State: MN Zip: 55106

Appellant/Applicant: Nathan Malmgren Email: NathanMalmgren@yahoo.com

Phone Numbers: Business _____ Residence _____ Cell 651 717 8899

Signature: Nathan Malmgren **SM** Date: 9/1/26

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Residence _____ Cell 651 717 8899

What is being appealed and Why? Attachments Are Acceptable

- ☒ Vacate Order/Condemnation/
Revocation of Fire C of O

want to save the house as its the only home I have. Would prefer to avoid homelessness.

- ☐ Summary/Vehicle Abatement
☐ Fire C of O Deficiency List/Correction
☐ Code Enforcement Correction Notice
☐ Vacant Building Registration
☐ Other (Fence Variance, Code Compliance, etc.)

Revised 8/17/2023

emergency contact: Salena Murphy 651 767 2789



August 28, 2026

Nathan Malmgren Jr
71 Manitoba Ave
Saint Paul, MN 55117-5410

NOTICE OF CONDEMNATION AND ORDER TO REMAIN VACANT

RE: 71 Manitoba Avenue

Dear Property Representative:

An inspection was made of your building on August 27, 2026, in response to a referral from the fire department. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will be made on or after August 28, 2026.

Failure to comply may result in a criminal citation. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. Building condemned for the following but not limited to;
 - a. There are currently no safe emergency egress/ingress routes in or out of this house. Front deck recently suffered fire damage. This deck and stairway are spongy with minimal weight. The deck on the east "D" side of the property is completely collapsed down to the ground. Both decks shall need to be removed from the home and rebuilt under permits.
 - b. Unsafe windows. On the east side of the property, there is a window which does not appear to be properly seated. Window shall be repaired under permit.
 - c. Several sections of siding are missing from home exterior.
 - d. Weeds in yard in excess of ten feet in height. Yard full of thick weeds shall harbor unwelcome rodents and pests.

- e. Weeds which are close to both the home and garage shall eventually cause structural damage. Remove all weeds from property.
- f. Front yard appears that a retaining wall had previously been in place. There is currently a "trench" dug in the front yard. This trench will either collect or divert water in contradiction as to how the drainage for the property was planned. Grading and draining shall be returned to its prior reviewed plan.
- g. In plain view from the curtilage in front of the property, there appears to be heavy contents on the main level just inside the large picture window.
- h. Unsafe electrical. Inside the deck/breezeway area on the east side of the property, there appears to be two electrical wires screwed to a wooden board, dangling in the breezeway. Wires have what appear to be switches connected to them. Property shall be inspected by a licensed electrician, eligible to work in Minnesota. Electrician shall send report to this inspector. Any repairs may need to be completed under permits.
- i. Certificate of occupancy. Prior to yesterday's inspection, utilities were contacted. Electrical utility service advised that billing for the property is in a female's name. If this property is operating as a certificate of occupancy a provisional certificate of occupancy shall be submitted to this department.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: keith.demarest@ci.stpaul.mn.us or call me at 651-266-8998 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Keith Demarest
Fire Safety Supervisor

I, Nathan Malmgren, am appealing the condemnation of my residence. I am respectfully requesting permission to remain in the home temporarily while I take immediate steps to correct the conditions that resulted in the condemnation.

I understand and take seriously the city's concerns regarding the condition of the front and side porches. My intention is not to ignore the city's requirements or place anyone in danger. I am asking for a reasonable opportunity to remain in my home while the necessary repairs and reconstruction are completed.

If permitted to remain in the residence, I will take the following immediate safety measures:

1. The damaged side porch will be restricted from access. I will prevent myself, my family, guests, and others from using the damaged portion of the side porch until it has been properly demolished and reconstructed.
2. I will shore up the affected joists supporting the front porch to provide additional temporary support and address the immediate structural concern while permanent repairs are being arranged.
3. I will begin demolition of the damaged porch structures as soon as the required permit is approved.
4. I will reconstruct both porches in accordance with the city's requirements and applicable building codes, after obtaining the necessary permits and approvals.
5. I will cooperate with inspections and provide the city access to verify that the required safety measures and repairs are being completed.

The condemnation creates an extremely serious hardship because this is my residence. I will be homeless and do not currently have another place to live. I am therefore respectfully requesting that the city allow me to remain in the home temporarily while the unsafe porch areas are secured and the permitted work is undertaken.

In addition to addressing the structural concerns with the porches, I am also taking steps to correct the other conditions identified by the city. The window will be replaced in accordance with applicable building codes and city requirements as soon as the required permit is approved. I intend to complete the replacement properly and in compliance with all applicable requirements. The weeds and overgrown vegetation on the property are currently being addressed and will be brought into compliance. I am actively taking care of the property and will continue maintaining the yard to prevent the conditions from recurring. The trench has been taken care of in the front yard as well.

I am looking forward to hearing from you soon.

-Nathan Malmgren