



City of Hopkins

1010 First Street South • Hopkins, MN 55343-3435 • Phone: 952-935-8474 •

Web address: www.hopkinsmn.com

March 28, 2023

Mr. Brian Fitterer
IPG Living Corporate Office
136 Heber Avenue, Suite 308
Park City, UT 84060

Site Manager, Monica Smith knollwood@ipgliving.com
Director of Operations, Elias Nieto enieto@ipgliving.com
Director of Maintenance, Christopher Bowden cbowden@ipgliving.com
Owner, Brian Fitterer bfitterer@ipgliving.com brian@brianfitterer.com

RE: City Property Maintenance Code Violation(s) 1010 Lake Street N.E Hopkins, MN

Dear Mr. Fitterer,

The City of Hopkins has code standards in an effort to ensure health and safety, preserve the quality of our neighborhoods and protect our community. Please be advised, the original code enforcement case for the property dated August 25, 2020 is still open and unresolved. Recently, due to being structurally unsafe, the parking garage at Knollwood Towers West property 1010 LAKE ST N E, HOPKINS, MN PID 1911721130010 was closed. The parking garage is still in violation of one or more City of Hopkins Ordinances or Codes listed below.

Parking garage in disrepair.

City Code Part II Chapter 8 Article VI- IPMC 304.1 Exterior Structure. General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. IPMC 305.1 Interior Structure. Structural Members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. IPMC 305.3 Interior surface shall be in good repair.

I understand that there is a meeting on April 6, 2023 to discuss the above-mentioned property. The City expects a timely solution to the violations.

Failure to comply with city ordinances may result in legal action and the issuance of an administrative citation (ranging from \$300 to \$500). There is no fee for the compliance re-inspection. A \$50.00 fee may be imposed if there is a second re-inspection. A \$75 fee for a third re-inspection and then subsequent re-inspection fees double the previous amount per city ordinance Section 1020.04. If **you have any questions or concerns regarding this matter, please call me at (952) 548-6321 or email me at ckearney@hopkinsmn.com**

Sincerely,

Christopher P. Kearney

Christopher P. Kearney
Chief Building Official

cc: Mike Mornson, City Manager (via Email at mmornson@HOPKINSmn.com)
Ari Lenz, Assistant City Manager (via Email at alenz@HOPKINSmn.com)
Scott Riggs, City Attorney (via Email at sriggs@Kennedy-Graven.com)
Bob Alsop (via Email ralsop@Kennedy-Graven.com)
Kersten Elverum, Planning and Development Director (via Email at
kelverum@HOPKINSmn.com)
Ryan Krzos, City Planner (via Email rkrzos@HOPKINSmn.com)
Dale Specken, Fire Chief (via Email at dspecken@HOPKINSmn.com)