

City of Hopkins

1010 First Street South • Hopkins, MN 55343-3435 • Phone: 952-935-8474 • Fax: 952-935-1834

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: **UNSAFE STRUCTURE 1010 Lake Street NE**

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. Recently, it has been brought to the attention of our office that the parking garage at 1010 LAKE ST N E, HOPKINS, MN PID 1911721130010 is deemed structurally unstable and is no longer safe to occupy. The parking garage is in violation of one or more City of Hopkins Ordinances or Codes. On March 7, 2023, during an onsite meeting, Braun Intertec Structural Engineer Kimberly Diebel stated the Knollwood Towers West parking garage should be closed due to structural deficiencies.

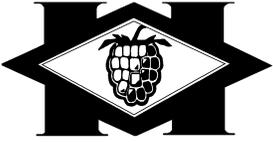
Per City Code Part II Chapter 8 Article VI-108 and 2018 IPMC Section Unsafe Structures, the Knollwood West Parking Garage is structurally unsafe and is shut down. The structure shall remain closed until structural repairs are completed and approved by City of Hopkins.

Failure to comply with city ordinances may result in legal action and the issuance of an administrative citation (ranging from \$300 to \$500 per violation). There is no fee for the compliance re-inspection. A \$50.00 fee will 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



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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)
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