



City of New Haven

101 Front Street
PO Box 236
New Haven, MO 63068



September 12th, 2025

MIDWESTERN REAL ESTATE HOLDING INC
PO BOX 489
SULLIVAN, MO 63080

Attn: Property owner of warehouses at 502 Orchard Street, New Haven, MO 63068
Re: Dangerous Building and Non-conforming structure

On Thursday, September 11, 2025, I, the New Haven Building Inspector, along with the City Administrator, Sarah Skeen, made a walk around inspection of the warehouses & property at 502 Orchard Street, New Haven MO. Parcel ID #'s: 04-7-36.0-0-099-008.000 & 04-7-36.0-0-099-009.000. One of the buildings in question, approximately 48,000 sq ft, sustained a major structure fire on October 10th, 2024. Since then, the building has been left unsecured & all the property abandoned. The result of this inspection is that I found the building to be dangerous and the majority of the structure is irreparable.

Per New Haven City Code, 507.020 "Dangerous Buildings Defined", this building qualifies as being labeled dangerous. Thus, I have determined this building to be unfit for human occupancy. The chapter of code cited above will be enclosed with this letter.

This building is hereby declared to be a public nuisance, per 507.030.

In addition to the fire damaged portion, the northern portion has been damaged by vandals. This shares a wall with 500 Orchard, which qualifies this as a non-conforming structure. While not irreparable, the work to make this portion comply with the building codes would exceed 60% of the replacement value, thus this portion would exist in non-compliance and cannot exist in a non-conforming state, per 405.685

It is my order to the owner that the buildings on parcel 04-7-36.0-0-099-008.000 to be demolished, so that they will no longer exist in violation of the terms of Chapter 507 & 405.680. This work shall commence within 30 days, to begin the process of demolition. In addition, the remaining building on parcel 04-7-36.0-0-099-009.000 must be secured



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so that vagrants are unable to enter. The first step of this process is to submit a Demolition Permit Application, available at New Haven City Hall.

I am the Building Inspector for the City of New Haven, Missouri and my inspection was done for, and for the benefit of the City, exclusively, for the purpose of compliance with the City's dangerous building laws.

Sincerely,

 9/17/25

Nicholas Reed, Building Inspector, City of New Haven, MO

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Midwestern Real Estate Holding
P.O. Box 489
Sullivan, MO 63080



9590 9402 8207 3030 9337 32

2. Article Number (Transfer from service label)

7021 0950 0000 2029 4173

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

S. C. C. C. C. C.

C. Date of Delivery

09/25/2025

D. Is delivery address different from item 1?
If YES, enter delivery address below:

- ☐ Yes
☒ No

PO 489

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
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☐ Signature Confirmation™
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Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$

5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

.74

Total Postage and Fees

\$

10.44

Sent To

Midwestern Real Estate Holding Inc

Street and Apt. No., or PO Box No.

P.O. Box 489

City, State, ZIP+4®

Sullivan, MO 63080

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0950 0000 2029 4173