

## Vang, Mai (CI-StPaul)

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**From:** Philip Schloss <philip\_4\_u@yahoo.com>  
**Sent:** Tuesday, August 24, 2021 1:08 PM  
**To:** Barry Rohweder  
**Cc:** Vang, Mai (CI-StPaul)  
**Subject:** Fw: 1033 Galtier St.Making Finding Notice of Hearing Ltr.8-23-21

**Think Before You Click: This email originated outside our organization.**

Thank you both for the update. Its unfortunate that that Mr. Rohweder ran into unforeseen issues. I do believe that Mr. Rohweder made the City Council aware of this possibility at the March 10, 2021 Hearing.

**In support of granting the request of Mr. Rohweder to extend the deadline of achieving a Certificate of Occupancy;**

- I think he made the Council aware of this possibility of delay at the March hearing.
- His past history of successful rehabilitations.
- He is making good his representations he made to The Council on the March 2021 Hearing.
- The fact he has started rehabilitation through his investment to date of \$50,000, which is below the City's estimate of the cost of repairs. In addition to that, his probable concern of the status of the \$100,000 bond he has posted as earnest money to attain a Certificate of Occupancy.I speculate, and hope, The Council ALSO takes into account a high motivation of the potential for around \$100,000 of capital gain, that I speculate, would be a major factor for Mr. Rohweder to achieve obtaining a Certificate of Occupancy. The benefit to the City would be a 8-10% tax on that capital gain.

Philip Schloss

Party of Interest to 1033 Galiter

ph; 952 210 5916

philip\_4\_u@yahoo.com

----- Forwarded Message -----

**From:** Barry Rohweder <barryris@gmail.com>  
**To:** Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>

**Cc:** philip\_4\_u@yahoo.com <philip\_4\_u@yahoo.com>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>; Bruhn, Nathan (CI-StPaul) <nathan.bruhn@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Boulware, Christine (CI-StPaul) <christine.boulware@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; Adam Soczynski <adam@uwillaw.com>

**Sent:** Monday, August 23, 2021, 06:30:55 PM PDT

**Subject:** Re: 1033 Galtier St.Making Finding Notice of Hearing Ltr.8-23-21

To all concerned:

We were delayed in beginning this project because of newly discovered issues, and were trying to negotiate with the lien holder for a discount. We were not successful in negotiating a discounted price but are fully engaged in rehabilitation at this time. I don't think we will be able to get the code compliance certificate by September 14 but it should be shortly after that. If you could delay the deadline by 30 days, I think we will be in compliance by early October.

We have completed the plumbing rough in, the electrical rough in, excavated the crawl space and have repaired substantial water damage not previously discovered. We have replaced all but two of the existing windows and all required repair of the windows due to improper installation and substantial water damage. In addition to the acquisition, we have spent in excess of \$50,000.00 at this point toward the rehabilitation of the property. Our goal is to rehab the property to a condition that I believe we all will be happy with.

I am hoping with the permits issued and what I have stated that we can delay any deadlines beyond September 14.

Thank you,

Barry Rohweder

On Mon, Aug 23, 2021 at 3:31 PM Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)> wrote:

Hello Mr. Schloss & Mr. Rowheder,

See attached letter in the above matter.

**Mai Vang**

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