

**From:** [John Flores](#)  
**To:** [Zimny, Joanna \(CI-StPaul\)](#)  
**Subject:** Re: 575 595 Park St.Viggiano R-R Ltr.8-12-22  
**Date:** Friday, August 19, 2022 3:00:26 PM  
**Attachments:** [image001.png](#)

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

,Joanna

After our last hearing Frank left town and no communications since. Cannot leave msgs, in box is full.

But I can say that we complete with the 575 property except for the heating work. It requires Frank to

get the gas turned on in order to fire up the furnace for testing, then complete.

The 595 property is nearly complete with sheetrocking after which we will proceed to heating, plumbing and electrical finish. When drywall is complete we will install cabinets and fixtures and complete the flooring and complete the project. But as usual Frank is unwilling to provide funding to do the finishes.

we are about \$40,000.00 in arrears and see no way to complete with out that. And since Frank is AWOL we cannot proceed further. He expects us to do multiple jobs the the same money payment. I have advised Hector (A 1 Contractors) not to spend his own funds any longer for Franks properties. Frank cannot be trusted. He needs to place funds in trust to be disbursed upon request. We will no longer operate in an arrears method, only by advance payments. We want to finish and get away from this situation and Frank.

Sorry for the rant but that is how we see it.

John Flores

A 1 Contractors

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On Mon, Aug 15, 2022 at 7:32 AM Zimny, Joanna (CI-StPaul)  
<[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Thank you John,

I will forward this to staff, and look for a more detailed update later. Make sure you outline the financials as well as possible (which it sounds like you will) so Ms. Moermond can amend any financing requirements before it goes to Council again, should she want to do so.

Thanks,

Joanna



**Joanna Zimny**

Legislative Hearing Executive Assistant  
Legislative Hearing Office

Pronouns: she/her/hers

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[www.StPaul.gov](http://www.StPaul.gov)



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**From:** John Flores <[alamominn@gmail.com](mailto:alamominn@gmail.com)>  
**Sent:** Friday, August 12, 2022 2:49 PM  
**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Subject:** Re: 575 595 Park St.Viggiano R-R Ltr.8-12-22

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Joanna Zimny,

Hi I know it is late in the week but things have been just below chaos here. But here goes a short update on 757 and 795 Park St.

575 Park

We are on the edge of completion here. Most construction work is complete. We have purchased a closet door to be installed in the next few days. The home is cleaned out and I will take pictures and forward to you early next week. We are waiting for HVAC to complete furnace tests, venting issues and secure piping. Hopefully he can do this next week. This unit will be done this next week. We have picked up the grounds but parties have deposited mattress and material on the South side of the house. Oops, we are installing flashing for the basement door and the plumber is taking the permit for the new water heater and having an inspection. We will work this issue and make the doors open as needed.

595 Park

This is more complicated. We are in the process of patching those openings created by the Electrician and Plumber. That is ongoing this weekend and will be taped, sanded and painted next week. In doing this we will do the Kitchens and baths first in order to let Plumber and Electrician complete their work and allow us to install cabinets and fixtures promptly. We will then do the remainder of the units and then insulate the attic, clean out and install doors, floor coverings and hardware. We are working every day to make this one work.

I will give a more detailed summary next week, please bear with. I will send photo's of progress then also.

As for financing:

We tried to work with Frank on that issue but got no positive response. He was made aware that Change Orders for code items are common, that Additions happen and demand was made for funds to move forward more efficiently, but he said he is leaving town and he did. So we will work hard with some of our own funds to make this happen. I will provide the financial summary on Monday. But the top line is that we cannot use the same money to repair his buildings elsewhere and repair these properties too. There is also the costs of additional code work by the Electricians on both properties. And the short story is it amounts to over \$40,000. I will construct this and forward to you. Thank you.

John Flores

A 1 Contractors

On Fri, Aug 12, 2022 at 10:19 AM Zimny, Joanna (CI-StPaul)  
<[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Attached please find a letter regarding the above matter.

Mr. Viggiano, note in the letter Ms. Moermond asked for a new affidavit dedicating the funds to the project (because the bank statement, while approved, was a little sparse). A sample is attached. I know its hard to get downtown right now, so if you're unable to email it back, you are welcome to send it to the address in my signature c/o Legislative Hearing office. **Just make sure we have it before September 7.**

Thank you,

Joanna

**Joanna Zimny**

Legislative Hearing Executive Assistant  
Legislative Hearing Office

Pronouns: she/her/hers

Saint Paul City Hall



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