

From: dgrimm.nvgmn.com
To: [Zimny, Joanna \(CI-StPaul\)](#); [Moermond, Marcia \(CI-StPaul\)](#)
Subject: RE: 1501 Clarence St., St Paul
Date: Tuesday, December 13, 2022 4:58:04 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Hello Ms. Moermond and Ms. Zimny,

Wow...I completely missed that I was expected at this hearing. My sincere apologies. Thank you for attempting to reach me today. I was away from my phone in other meetings.

Here is the update so far.

As you know we paid the code compliance inspection fee. On 11/9, inspector Clint Zane called me and requested access for the inspection(s). He also requested that we clean out the house to make access. I said we are happy to give access right away, but that since it is not our property we are not allowed to dispose of personal property inside. So he suggested that we move all items to the center of the rooms so all areas can be inspected. We sent a crew to do this on 11/12 and 11/13. I sent an email to Mr. Zane on 11/10 notifying that our crew would be there moving items to the center and that he can have access to the property at his convenience starting 11/14. I did not receive a response. I sent another email to Mr Zane yesterday asking if he had scheduled the inspection(s) and I have not had a response from him. I'm not sure what the breakdown is in communication. I have clint.zane@ci.stpaul.mn.us as an email address for Clint.

Also, the court granted our 5 week reduced redemption. So, we should have title (subject to a proceeding subsequent) on 12/22/2022. We would like to get the code compliance inspection(s) done as soon as possible and get started on the compliance work and remodel right away after 12/23/2022. In fact we are scheduled to walk through with our contractor on 12/23 – although that walkthrough will be most productive if we have the code compliance inspection report in hand.

Let me know if you have any questions. Thank you.

Doug Grimm
NORTHERN VALUE GROUP, LLC
PHONE (651) 489-3322
FAX (651) 204-9295

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From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Sent: Tuesday, December 13, 2022 11:23 AM
To: dgrimm.nvgmn.com <dgrimm@nvgmn.com>
Subject: RE: 1501 Clarence St., St Paul
Importance: High

We are running significantly behind this morning due to our heavy agenda. Likely we will be calling you after 11:45, but

unsure of the timeframe.

Please let me know if this doesn't work with your schedule.

Thank you,
Joanna

From: Zimny, Joanna (CI-StPaul)
Sent: Friday, November 4, 2022 10:30 AM
To: dgrimm nvgnm.com <dgrimm@nvgnm.com>
Cc: chrisgleize@gmail.com; Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: RE: 1501 Clarence St., St Paul

Mr. Grimm,

Thanks for the update. I have attached that to the record. As you have posted the \$5,000 Performance Deposit at the Council Public Hearing next Weds the matter will be referred back to Legislative Hearing on December 13 for further discussion, as outlined in my 10/16 letter. They will do this without discussion, so no need to attend the hearing November 9 (though you are certainly welcome to of course). Typically people only come if they are contesting that recommendation (or unable to meet the conditions as discussed in the hearing).

On the 13th I would plan to come with a update on foreclosure status, at minimum.

I hope this helps, please let me know if you have questions,

Joanna



Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8515
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
 Please consider the environment before printing this email

From: dgrimm nvgnm.com <dgrimm@nvgnm.com>
Sent: Thursday, November 3, 2022 12:39 PM
To: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>
Cc: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; chrisgleize@gmail.com; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Subject: RE: 1501 Clarence St., St Paul

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Hi Robert,

Please see the attached complete application for the code compliance inspection. Can you please advise if I need to do anything else to comply with Ms. Moermond's requests

leading up to the hearing on Nov 9, 2022?

As requested by Ms. Moermond, below is a summary of the actions we have taken and our plan moving forward to get this property secured and into compliance.

As stated in the recent legislative hearing, Northern Value Group, LLC is NOT the owner of this property. The owner is deceased and there are surviving heirs who technically have the first right and responsibility to take care of this property. Northern Value Group, LLC holds a mortgage against the property. However, to protect our interest as a mortgage holder, we are willing to cooperate with the city as much as possible and as far as the law and our rights allow. Our mortgage is now in a foreclosure proceeding. By statute, this foreclosure has a 12 month redemption period starting Oct 15, 2022 because it was a reverse mortgage. We have filed a petition to the court to reduce the redemption period to 5 weeks. As of today, we are awaiting the scheduling of a hearing in front of a judge.

Even though we are not the owners of the property, to cooperate with the city in the preservation and securing of the property, and bringing the property into code, we have done the following:

1. We changed the clocks and secured the property.
2. We responded within 1 week of the original Order to Abate Nuisance Building letter dated August 3, 2022 by sending our contractor to the property
3. Our contractor has done the following repairs to satisfy the original Order to Abate Nuisance Property letter:
 - a. Replaced the roof
 - b. Repainted damaged areas
 - c. Repaired damaged soffit
 - d. Added safety balustrades to the deck in the rear of the property
 - e. Secured the open entrance to the storage shed.
4. Mowed the grass on the property multiple times
5. Attended a legislative hearing and received feedback as to what the city would like to see happen next
6. Made a \$5,000 performance deposit with the city
7. Paid the fee and ordered the code compliance inspections (today)

Going forward, our plan is to:

1. Continue to pursue a reduced redemption period through the court. We cannot guaranty a favorable outcome here.
2. Get a formal bid from our licensed contractor which addresses all items in the code compliance inspection report
3. If in the course of the foreclosure process, no other party redeems, after the redemption period expires and we receive clear title to the property, we will start work immediately to remodel the property and bring it into code compliance.
4. We will cooperate with the city for inspection permits and comply with the Category III code compliance requirements
5. Maintain a clean and safe property while the contractor is working

Please let me know if my attendance is required at any upcoming hearings or if I can offer any clarification of any of the above. Thank you.

Doug Grimm
NORTHERN VALUE GROUP, LLC
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From: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>
Sent: Tuesday, November 1, 2022 11:14 AM
To: Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; dgrimm nvgnm.com <dgrimm@nvgnm.com>
Cc: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 1501 Clarence St., St Paul

Good Morning Mr. Grimm,

We received your performance deposit on October 27, 2022. I'll need this form back to order the Code Compliance Inspection. If you are uncomfortable with giving your credit card information over the Internet I can accept it via. Phone or you can come in to our office in person with a check to order the code compliance. Please include the lock box combination per the Legislative Hearing Officer.

Feel free to contact me with any questions.

--Robert



Robert Humphrey
Vacant Building Project Facilitator
Department of Safety and Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101
P: 651-266-9123
F: 651-266-1919
robert.humphrey@ci.stpaul.mn.us
www.StPaul.gov

From: Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>
Sent: Tuesday, November 1, 2022 9:34 AM
To: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>
Subject: FW: 1501 Clarence St., St Paul

From: dgrimm nvgnm.com <dgrimm@nvgnm.com>
Sent: Tuesday, November 1, 2022 8:43 AM
To: Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>
Cc: chrisgleize@gmail.com; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 1501 Clarence St., St Paul

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Hi Joe,

Did you receive the \$5,000 performance deposit check we mailed last week? Also, do I simply call now to schedule the code compliance inspections?

Doug Grimm
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From: Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>
Sent: Monday, September 12, 2022 8:47 AM
To: dgrimm nvgnm.com <dgrimm@nvgnm.com>
Cc: chrisgleize@gmail.com; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 1501 Clarence St., St Paul

Public Hearing notices are in the mail. One will be posted on site today. I have attached a copy.

Joe Yannarely
DSI Inspector III
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55102
P: 651-266-1920
Email Joe.Yannarely@ci.stpaul.mn.us
www.StPaul.gov



**SAINT PAUL
MINNESOTA**

From: dgrimm nvgnm.com <dgrimm@nvgnm.com>
Sent: Monday, September 12, 2022 8:15 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: chrisgleize@gmail.com; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 1501 Clarence St., St Paul

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Hello Mai,

Just following up on this. As you may know, we took care of all the exterior city orders (roof replacement, peeling paint, secured the shed entrance). We just received notice from our counsel that our sheriff sale is scheduled for October 15. I have not seen a hearing notice – could you let me know of the date of the

legislative hearing? Thank you.

Doug Grimm
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From: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Sent: Tuesday, August 23, 2022 8:41 AM
To: dgrimm nvgnm.com <dgrimm@nvgnm.com>; *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: chrisgleize@gmail.com; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 1501 Clarence St., St Paul

Hello Mr. Grimm,

I have in receipt of your email. The property address is scheduled to have a Legislative Hearing in the near future. Please attend the hearing when the notices are sent. As this is in Category 3 Vacant Building status, permits cannot be pulled until a grant of time is approved by the City. Note. Hearing notices will be sent by Vicki Sheffer, who is copied here.

Mai Vang

Pronouns: She/Her
City Council Offices – Legislative Hearings
15 W Kellogg Blvd, 310 City Hall
Saint Paul, MN 55102
M: (651) 266-8585 | D: (651) 266-8563
Legislative Hearing Appeals – www.stpaul.gov/legislative-hearings



SAINT PAUL
MINNESOTA

From: dgrimm nvgnm.com <dgrimm@nvgnm.com>
Sent: Monday, August 22, 2022 3:41 PM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: chrisgleize@gmail.com
Subject: 1501 Clarence St., St Paul

Dear Marcia Moermond,

Northern Value Group is in receipt of a letter from the City dated August 3, 2022 regarding ordinance violations. (See attached) Northern Value Group, LLC is not the owner of the property, it holds the mortgage and promissory note secured by the property. (See attached) Our understanding is that the owner is deceased and has abandoned the property.

Even though we are not the owners, we have begun the process to correct the deficiencies on the exterior of the property, (we are allowed by law to protect the property from deterioration and further damage from the elements (MN Statute 582.031 Subd.1(2))). We have replaced the roof, and other items from the City's list on the exterior of the building will be completed this week.

Xcel energy is requiring that we pull an electrical permit before they will turn on the power to the building, but our assistant was notified by Joe Yannerelly that a code compliance inspection is required prior to the city allowing us to pull an electrical permit or turn on the electricity which is a required item in the City's nuisance letter the deadline of which is September 2, 2022. Can you assist by postponing the requirements to have electricity and water turned on until we officially take title to the property? As stated, we are nearly finished with the other exterior items in the nuisance letter.

We are more than happy to and intend to bring the property into compliance (including any electrical issues) as soon as we become owners of the property, however we have not completed the foreclosure process yet. We have initiated foreclosure proceedings and a sheriff's sale is scheduled for September 22, 2022. If we are successful at reducing the owner's redemption period to 5 weeks from the date of the sale, the soonest we would have fee title would be October 27th, 2022, if not it would be March 22, 2023.

Until the foreclosure redemption period has expired, we are not allowed to order a code compliance report because that is beyond the scope of necessary repairs to prevent further damage to the property.

We are also happy to attend any meetings regarding the property and work with the city on a way to keep the building secure until we are able to legally receive title to the property after our foreclosure process is complete. Will you please advise on any upcoming meeting dates?

Thank you.

Doug Grimm
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