

Mai Vang

From: Shannon Powell <Shannon.Powell@FreedomMortgage.com>
Sent: Thursday, February 22, 2024 4:32 PM
To: Joanna Zimny; Diana Finlason; Steve Meyer
Cc: Mai Vang; Clint Zane
Subject: RE: **EXT** RE: 621 Bidwell St
Attachments: Bidwell Property 01_26_24 Inspection.pdf

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

Good evening,

Thank you for the communication, I would have thought it would have been a higher completion based on the EOB Scope from the fire at the property from the 1/26/24 inspection photos. I was advised the below moments before the emails came in from Mr. Zane and you.

Inspector Zane was at the property today with our vendor and provided additional items that they want to be completed. We're pending his percentage calculation and official list. Some of the items he's looking for were never included in previous callouts.

- 1) **All hardwood flooring refinished. ** Hazard scope or work only called for cleaning of floors in several of the rooms.**
- 2) Backroom – flooring torn out and replaced.
- 3) **Kitchen – all cabinets must have operational drawers and doors. ** The hazard scope of work only called for cleaning of the existing cabinets. No replacement.**
- 4) **Kitchen floor replaced. **The hazard scope work only called for cleaning.**
- 5) Small front deck he wants torn out and replaced.
- 6) Downspout must drain away from the home but on the subject property.

**** The above may only be a partial list based on what the vendor reported to me. He is going to put together a full list with pricing on the additional work the City wants completed. The vendor felt the work could be scheduled and completed within 14-21 days.**

@Steve Meyer or @Diana Finlason I have a few questions.

How long before I can have the bids for these additional callouts and itemization of the items not covered by the EOB? I will try for a supplemental, but honestly I don't believe I have the time to wait for the carrier to advise if they will pay for it so I am going to take this up to Senior Mgmt for approval if it is above my threshold.

When you stated that 14-21 days is that including all items 1-6?

Is the he being referred to your sub or Mr. Zane?

Thank you,



Shannon Powell

Director, Servicing

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freedomsecure

From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>

Sent: Thursday, February 22, 2024 4:43 PM

To: Shannon Powell <Shannon.Powell@FreedomMortgage.com>

Cc: Diana Finlason <diana.finlason@safeguardproperties.com>; Mai Vang <mai.vang@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>

Subject: **EXT** RE: 621 Bidwell St

Shannon,

Just confirming that based on this % (and per my last letter), you'll need to have a work plan for finishing the project in and approved prior to the 2/28 Council Public Hearing in order to get more time from Council to finish. If you don't, make sure to sign up to testify by phone at that hearing before noon on 2/27. That being said we are **strongly** trying to avoid people having to do so as we are expecting some disruption at that Council meeting from protestors, so it will be easier for everyone (yourself included) if you're all set prior to that.

Let me know if you have questions!

Thanks,

Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

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 Please consider the environment before printing this email

From: Clint Zane <Clint.Zane@ci.stpaul.mn.us>

Sent: Thursday, February 22, 2024 2:28 PM

To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>
Cc: shannon.powell@freedommortgage.com; Diana Finlason <diana.finlason@safeguardproperties.com>
Subject: 621 Bidwell St

Joanna / Mai,

I have them at 60% completion. Fire damage (5 rafters above garage) repaired, insulation has been installed and some wall repairs made.

Blessings!



The Most Livable
City in America

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