

Mai Vang

From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Friday, December 22, 2023 1:02 PM
To: Marcia Moermond; Joe Yannarely
Cc: Steve Wagner; Mai Vang
Subject: RE: 792 Rose Ave E - Demo status update

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

Hi Marcia,

Are there public meeting minutes available from the City Council meeting on 12/20 that I am able to access to confirm that the City Council has closed its nuisance/abatement file with respect to this property?

Thank you and happy holidays!
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Sent: Tuesday, December 12, 2023 7:29 AM
To: Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Kaluza, Kristina <KKaluza@dykema.com>
Cc: Steve Wagner <steve.wagner@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>
Subject: Re: 792 Rose Ave E - Demo status update

***** EXTERNAL *****

Good Morning All!

Seems like there should be a party or something! Thank you Christina for navigating this case through both both bureaucracies. You are a remarkably good lawyer and they are lucky to have you. Much appreciated!

Mai, can you prep the resolution for the next Council agenda indicating this nuisance condition has been abated, so the current Council 12/20, who are familiar, see the case close?

Thanks All! -Marcia

Get [Outlook for Android](#)

From: Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Sent: Monday, December 11, 2023 6:20:02 PM
To: Kaluza, Kristina <KKaluza@dykema.com>
Cc: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Steve Wagner <steve.wagner@ci.stpaul.mn.us>
Subject: Re: 792 Rose Ave E - Demo status update

We have closed the Vacant Building file. Thanks.

Joe

Sent from my iPhone

On Dec 11, 2023, at 3:30 PM, Kaluza, Kristina <KKaluza@dykema.com> wrote:

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

Good afternoon,

My client has advised that the demolition has been completed and the lot is now vacant. Can you please confirm if anything further is needed or if a final inspection will be completed?

Thank you,
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402

The logo for Dykema, featuring the word "Dykema" in a blue, sans-serif font. The letter "i" is stylized with a green dot above it.

From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Wednesday, November 29, 2023 10:36 AM
To: Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Cc: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Steve Wagner <steve.wagner@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E - Demo status update

Good morning,

I just wanted to provide an update that I understand the demolition was commenced this morning. I will confirm once I receive confirmation that the demo has been completed.

Thank you,
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Wednesday, November 22, 2023 9:39 AM
To: Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Cc: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E - Demo status update

Good morning Joe,

I understand my client received confirmation from the City yesterday that the pre-demo inspection is complete and they can move forward with the demo.

We also reviewed the current assessments on the property and I noted a Securing and/or Emergency Boarding with a pending date of 11/6/2023 (<https://epropeerty.logis.org/stpaul/assessments/list?pid=292922110093>). Can you please provide a copy of any order or notice that was provided that I can give to my client?

Thank you and I hope you have a happy Thanksgiving.

Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Sent: Monday, November 13, 2023 12:39 PM
To: Kaluza, Kristina <KKaluza@dykema.com>
Cc: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: Re: 792 Rose Ave E - Demo status update

*** EXTERNAL ***

Thanks for the update.

Joe

Sent from my iPhone

On Nov 13, 2023, at 9:30 AM, Kaluza, Kristina <KKaluza@dykema.com> wrote:

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

Good morning,

My client has advised that last week they filed the demolition request form for Xcel Energy to make the power disconnects and that this work will be completed within 10 days.

Please let me know if you have any updates on your end or need anything further from me at this time.

Thank you,
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Tuesday, October 31, 2023 11:04 AM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Cc: Steve Wagner <steve.magner@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E - Demo status update

Good morning,

By way of update, Twin Town Demolition confirmed they are in the process of pulling the demo permit. The extermination contractor did the pre demo baiting yesterday, which is a 72 hour baiting. They are finalizing a couple more sign offs before they can pull the demo permit. They meet on Thursday afternoon with St. Paul Animal Control at the property to sign off on the pre demo baiting. They called the water and sewer company today and will be scheduling a date today to disconnect the sewer and water lines.

They have advised that they have attempted to reach Mr. Yannarely by phone but have not yet connected and have emailed him their updates.

Please let me know if you have any questions.

Thank you.
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Friday, October 27, 2023 3:36 PM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Cc: Steve Wagner <steve.magner@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

Hi Marcia,

Thank you for your response. I will provide the vendor with Joe's contact information to address any permitting concerns.

I was unaware of the Oct. 6 city order – I did not receive a copy and am not sure if our vendor received notice. I will check with them if they received a copy.

Thank you,
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Sent: Friday, October 27, 2023 3:15 PM
To: Kaluza, Kristina <KKaluza@dykema.com>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Cc: Steve Wagner <steve.wagner@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

***** EXTERNAL *****

Kristina,

Just checked in with vacant building team staff at DSI, Joe is out for the day now. Yes, there are requirements that need to be met. A demo company should be very conversant in these. Staff indicate there is no record of any application (or conversation) for a demo-related permit for this property from this or another vendor. Please have your contractor reach out directly to Joe Yannarely if there are permitting concerns.

Again, the Council voted on 8/16 to grant your client 15 days to remove. We discussed how, if the permit was pulled and a contractor secured in that time period, DSI works with owners as they are actively pursuing demolition. I do not feel assured that your client will be acting expeditiously on this, given both the 9/25 commitment below of action to be undertaken by end of week; and also the city order of 10/6 to secure the building and the city ending up having to do that. (Photo below)

I am not asking DSI to delay the process of bidding the demo or acting on those bids. If costs are incurred by the City, they will be assessed to the property. I can say, definitively, the Council wants that building down already. Who does it is of less concern.

Regards, Marcia

Date: October 12, 2023
File #: 20 - 013727
Folder Name: 792 ROSE AVE E
PIN: 292922110093

HP District:
Property Name:
Survey Info:



From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Friday, October 27, 2023 10:18 AM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Cc: Steve Wagner <steve.wagner@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

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

Marcia and Joe,

Our vendor has advised that in order to pull the permit, there are quite a few requirements that need to be completed and they are actively working on trying to complete them to pull the permit. They've asked if there is anything the City can do to help get rushes on these item to speed up the process?

Kristina H. Kaluza (she/her)

Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097

KKaluza@dykema.com ▪ dykema.com

BIO **VCARD**

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Kaluza, Kristina <KKaluza@dykema.com>

Sent: Thursday, October 26, 2023 9:46 AM

To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>

Cc: Steve Wagner <steve.wagner@ci.stpaul.mn.us>

Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

Good morning Marcia and Joe,

I apologize greatly for the delay. I spoke with my client who advised that the contractor originally assigned to the demo had to be pulled off the job but they had another vendor lined up who was working on pulling the demolition permit (Twin Town Demolition) several weeks ago. They said they went out to pull the permit on October 4 and was informed by the City that the soonest he could obtain the permit was Oct. 12/13 and needed to have a number of requirements completed in order to have the permit approved, which the vendor has been working on completing.

I understand the vendor is currently getting the utilities cut off to the home and has scheduled the exterminator to be done today.

Please let me know if you have any questions.

Thank you,
Kristina

Kristina H. Kaluza (she/her)

Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097

KKaluza@dykema.com ▪ dykema.com

BIO **VCARD**

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Sent: Thursday, October 26, 2023 8:11 AM
To: Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Cc: Kaluza, Kristina <KKaluza@dykema.com>; Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: Re: 792 Rose Ave E 9/1/23 AM Photos

*** EXTERNAL***

Good Morning Joe, No, I am not confident. A very reasonable length of time has been provided. The Council vote was on 8/16. I appreciate DSI giving the owner the opportunity to proceed on their own. This is a disappointment to me who advocated in good faith on their behalf. I do not believe there is any reason to delay getting bids for the City to do the demo. Thank you, Marcia

Get [Outlook for Android](#)

From: Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Sent: Thursday, October 26, 2023 8:00:39 AM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Cc: Kaluza, Kristina <KKaluza@dykema.com>; Steve Magner <steve.magner@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

Good morning Marcia. There is still no demolition permit on this property. Are you still confident ownership will raze soon?

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: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Sent: Monday, September 25, 2023 5:15 PM
To: Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>
Subject: FW: 792 Rose Ave E 9/1/23 AM Photos

FYI

From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Monday, September 25, 2023 2:28 PM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

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

Hi Marcia,

I've been advised the contractor is in the process of pulling the permit and will be starting the demo at the end of the week.

Thanks,
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402

The logo for Dykema, featuring the word "Dykema" in a bold, blue, sans-serif font. The letter "i" is stylized with a vertical bar to its left.

From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Monday, September 25, 2023 12:37 PM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

Hi Marcia,

I hope you are doing well. I apologize for the delay – I was out part of last week and am getting caught up. I will send an update as soon as I have any information.

Thank you,
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Sent: Wednesday, September 20, 2023 10:19 AM
To: Kaluza, Kristina <KKaluza@dykema.com>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

***** EXTERNAL *****

Good Morning Kristina,

We still have no demo permit from DLO Excavating. Wondering if there is an update on that. Below is a summary on the permits we do have. I'm not sure if your contractor has initiated hazmat abatement if needed and that may be the delay. Typically, a permit is pulled and then that happens. Let me know what you can.

Also, our Forester was out there this morning to inspect on the tree removal order. He was approached by 2 gentleman who indicated they did the work and were not paid. I updated Karl on the tree removal issues from 9/1/23. The names of the gentleman are Ismael Carmelo (715-714-5587) and Terio Welsh (763-204-4671).

Thanks for all, Marcia

08/31/2023	23 077574	Inspection Pending	RW - PW Right of Way Permit - Obstruction - Joint Sewer Permit	Contractor Ant Sewer Obstruc 4' behind the
08/31/2023	23 077571	Active/Issued	SS - PW Sewer Permit - Sanitary - Abandonment	Contractor Ant Bulkhead sew line.

Looks like there is an inspection pending on the sewer obstruction permit 9/30/23.

No scheduled inspection on ROW Permit, although there is a note in the file:

08/31/2023 Len Mark: Contractor is responsible for contacting the Forestry Unit for trimming of any parts of in the way of the sewer work.

From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Wednesday, September 6, 2023 1:29 PM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

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

Hi Marcia,

The company submitting the demo permit for 792 Rose is DLO Excavating.

Thank you,
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



*** Notice from Dykema Gossett PLLC: This Internet message may contain information that is privileged, confidential, and exempt from disclosure. It is intended for use only by the person to whom it is addressed. If you have received this in error, please (1) do not forward or use this information in any way; and (2) contact me immediately.

Neither this information block, the typed name of the sender, nor anything else in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Tuesday, September 5, 2023 5:31 PM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

Hi Marcia,

I've been told the demo contractor permit was being pulled today so I should have the contractor information tomorrow.

Thanks,
Kristina

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Kaluza, Kristina <KKaluza@dykema.com>
Sent: Tuesday, September 5, 2023 10:57 AM
To: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

Good morning Marcia,

I am hoping to have that information today.

Thank you!

Kristina H. Kaluza (she/her)
Member

D 612-486-1520 ▪ M 952-393-4698 ▪ F 855-227-5097
KKaluza@dykema.com ▪ dykema.com

BIO VCARD

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402



From: Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>
Sent: Tuesday, September 5, 2023 10:08 AM
To: Kaluza, Kristina <KKaluza@dykema.com>
Subject: RE: 792 Rose Ave E 9/1/23 AM Photos

***** EXTERNAL *****

Hi Kristina,

Any follow-up on who the contactor is? Thank you!

-Marcia

From: Marcia Moermond
Sent: Friday, September 1, 2023 12:42 PM
To: kkaluza@dykema.com
Subject: 792 Rose Ave E 9/1/23 AM Photos

Hi Kristina, Here are my photos per our conversation. Let me know the demo contactor name sooner than later. Have a great weekend! -Marcia

I'm using Adobe Acrobat.

You can view and comment on "792 Rose Ave E.Photos MCM.9-1-23 10AM.pdf" at:
<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:f7436aa3-8b07-43d6-8e05-65713a317209>



Marcia Moermond

Sr. Policy Analyst & Legislative Hearing Officer

Pronouns: she/her

Saint Paul City Council

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, MN 55102

P 651-266-8570

marcia.moermond@stpaul.gov

www.StPaul.gov