

## Vang, Mai (CI-StPaul)

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**From:** Denise Traylor <denise.traylor@pillarts.com>  
**Sent:** Wednesday, July 6, 2022 8:18 AM  
**To:** Zimny, Joanna (CI-StPaul)  
**Cc:** Vang, Mai (CI-StPaul); Humphrey, Robert (CI-StPaul)  
**Subject:** RE: 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22

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Thank you

I will contact the buyer and make sure he is aware and received the list of requirements

Denise Traylor-Closer  
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Suite 30  
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Denise.traylor@pillarts.com

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**From:** Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>  
**Sent:** Wednesday, July 6, 2022 8:09 AM  
**To:** Denise Traylor <denise.traylor@pillarts.com>  
**Cc:** Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>  
**Subject:** RE: 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22

Hi Denise,

City code stipulates that title cannot transfer until the rehabilitation is complete and code compliance certificate is received/nuisance is abated. It sounds like you're aware of this, and the Purchase agreement submitted by Krippner was approved by the hearing officer.

It would probably be helpful to make sure that the purchaser has a copy of that letter with the requirements, as we haven't heard from him directly. It will be expected that once that PA is executed he get that Performance Deposit posted and start pulling together bids and a work plan based on that Code Compliance Inspection. The biggest thing to be done before that July 26 hearing is to get that Performance Deposit posted, but the further he can be in pulling the remaining documents/financing together the more to the good as far as getting that Code Compliance Inspection to be continued and not let it expire.

Let me know if you have questions, or call us at 651-266-8585, both Mai and I are happy to answer questions as well. I know sometimes written answers are better in cases like this.

Thanks,  
Joanna



**SAINT PAUL**  
**MINNESOTA**

**Joanna Zimny**

Legislative Hearing Executive Assistant  
Legislative Hearing Office  
Pronouns: she/her/hers  
Saint Paul City Hall  
Suite 310  
15 W. Kellogg Blvd.  
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[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)

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

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**From:** Denise Traylor <[denise.traylor@pillarts.com](mailto:denise.traylor@pillarts.com)>

**Sent:** Wednesday, July 6, 2022 8:00 AM

**To:** Humphrey, Robert (CI-StPaul) <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>

**Cc:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Bruhn, Nathan (CI-StPaul) <[nathan.bruhn@ci.stpaul.mn.us](mailto:nathan.bruhn@ci.stpaul.mn.us)>; Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>; Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Dornfeld, Matt (CI-StPaul) <[matt.dornfeld@ci.stpaul.mn.us](mailto:matt.dornfeld@ci.stpaul.mn.us)>

**Subject:** RE: 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22

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Thank you so much for all of your help

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**From:** Humphrey, Robert (CI-StPaul) <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>

**Sent:** Wednesday, July 6, 2022 7:51 AM

**To:** Denise Traylor <[denise.traylor@pillarts.com](mailto:denise.traylor@pillarts.com)>

**Cc:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Bruhn, Nathan (CI-StPaul) <[nathan.bruhn@ci.stpaul.mn.us](mailto:nathan.bruhn@ci.stpaul.mn.us)>; Ubl, Stephen (CI-StPaul) <[stephen.ubl@ci.stpaul.mn.us](mailto:stephen.ubl@ci.stpaul.mn.us)>; Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Dornfeld, Matt (CI-StPaul) <[matt.dornfeld@ci.stpaul.mn.us](mailto:matt.dornfeld@ci.stpaul.mn.us)>

**Subject:** FW: 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22

**Importance:** High

Good Morning Denise,

This is the latest from the Legislative Hearing Officer. Feel free to reach out to me or, in this case, may be better to speak with Ms. Vang or Ms. Zimny. The code compliance is set to expire on 7/30. It's something the City Building Official **could** extend for a brief period if we see some progress on facilitating the rehabilitation.

Always happy to help but I am in more of an informative role on the Category IIIs while I facilitate the Category II sale approval process.

Sincerely,

--Robert



**SAINT PAUL**  
MINNESOTA

**Robert Humphrey**

DSI Inspector III  
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](mailto:robert.humphrey@ci.stpaul.mn.us)  
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**From:** Denise Traylor [denise.traylor@pillarts.com](mailto:denise.traylor@pillarts.com)  
**Sent:** Wednesday, July 6, 2022 7:07 AM  
**To:** Humphrey, Robert (CI-StPaul) [robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)  
**Cc:** Sheffer, Vicki (CI-StPaul) [vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)  
**Subject:** RE: # 101158.22 587 Cook Ave E

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

Good Morning  
Can you please give me the requirements needed to close on this property?

Right now this is set up that the purchase transaction can't be transfer until the code of compliance is completed.

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**From:** Humphrey, Robert (CI-StPaul) <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>  
**Sent:** Tuesday, July 5, 2022 3:33 PM  
**To:** Denise Traylor <[denise.traylor@pillarts.com](mailto:denise.traylor@pillarts.com)>

**Cc:** Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>

**Subject:** FW: # 101158.22 587 Cook Ave E

Good Afternoon Denise,

More importantly, this building CAN NOT close as it's a Category III Vacant Building. Feel free to call me for details. There was one document I couldn't open in "the system" this Afternoon I will review tomorrow morning.

--Robert



**SAINT PAUL**  
**MINNESOTA**

**Robert Humphrey**

DSI Inspector III

Department of Safety and Inspections

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Saint Paul, MN 55101

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F: 651-266-1919

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**From:** \*CI-StPaul\_DSIWeb <[DSIWeb@ci.stpaul.mn.us](mailto:DSIWeb@ci.stpaul.mn.us)>

**Sent:** Tuesday, July 5, 2022 2:11 PM

**To:** Humphrey, Robert (CI-StPaul) <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>

**Cc:** Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>

**Subject:** FW: # 101158.22 587 Cook Ave E

**From:** Denise Traylor <[denise.traylor@pillarts.com](mailto:denise.traylor@pillarts.com)>

**Sent:** Tuesday, July 5, 2022 9:31 AM

**To:** \*CI-StPaul\_DSIWeb <[DSIWeb@ci.stpaul.mn.us](mailto:DSIWeb@ci.stpaul.mn.us)>

**Subject:** # 101158.22 587 Cook Ave E

Good Morning

I am working on a purchase of 587 Cook Ave E, St Paul. Can you please let me know if there will be another vacant building registration fee assessed to this property? Closing will take place on the 7<sup>th</sup> of July

Denise Traylor-Closer

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**From:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Monday, June 27, 2022 10:51 AM  
**To:** JERRY KRIPPNER <[JSKRIPP7@msn.com](mailto:JSKRIPP7@msn.com)>; [frs4526@gmail.com](mailto:frs4526@gmail.com)  
**Cc:** Humphrey, Robert (CI-StPaul) <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>; Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>  
**Subject:** 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22  
**Importance:** High

Attached please find a letter regarding the above matter.

Please note that the Legislative Hearing date has changed from our initial conversation, Mr. Krippner, as it was unable to make the Council agenda earlier to be referred back. See letter for new date.



**SAINT PAUL**  
MINNESOTA

**Joanna Zimny**

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

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