

From: [Joanna Zimny](#)
To: ["Bernetta Miller"](#)
Cc: [Keith Demarest](#); [Alex Dravis](#); [Mai Vang](#)
Subject: RE: FW: Inspection Correction Notice, 998 7th St. E, St. Paul
Date: Tuesday, June 9, 2026 2:22:00 PM
Attachments: [image001.png](#)
[image003.png](#)

Good afternoon,

Ms. Moermond met with Fire Inspection staff this afternoon, and after reviewing the case, extension already given, and noncompliance with City Council orders, Ms. Moermond won't be formally granting any further extension.

That said, Supervisor Demarest will be issuing new orders partially revoking the Fire Certificate of Occupancy for units 1 and 2. Failure to comply with those new orders by August 3, 2026, will result in referral to the Vacant Building program and subsequent corresponding fees. Unit 3 will retain its Certificate of Occupancy and can remain occupied.

Thank you,
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.
Saint Paul, MN 55102
P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov



Please consider the environment before printing this email

From: Bernetta Miller <abmiller75@gmail.com>

Sent: Monday, June 8, 2026 8:47 AM

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

Cc: Keith Demarest <Keith.Demarest@ci.stpaul.mn.us>; Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>

Subject: Re: FW: Inspection Correction Notice, 998 7th St. E, St. Paul

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

Joanna, , even if unit 1 becomes decertified for occupancy, the certificate of occupancy for 998 7th St. E should not be revoked or the building listed as vacant because unit 3 is occupied by a tenant and is fully functional with water and hot water heat.

Bernetta Miller

On Fri, Jun 5, 2026, 1:28 PM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

Ms. Miller,

I will relay your ask. I will say, it is highly unlikely that Ms. Moermond will recommend an additional extension, considering what you've already received for one. That being said, it would be upon the Department of Safety and Inspections to take further action, which typically would be to revoke the Fire Certificate of Occupancy and send the property to the Vacant Building program. Those orders are also appealable, and you then can discuss a fee waiver to receive the time needed to do the repairs. Based on previous experience, I am assuming that's the route Ms. Moermond will recommend since it has already been voted on, and given an extension (accidentally) by staff. But, I will let you know. I certainly can't give legal advice, nor do I know the extent of repairs needed, but it seems it may be worth it trying to move the items into one room, or out of the property and then back in so your contractors can work, but how you choose to proceed is up to you.

I will keep you posted next week,

Joanna

From: Bernetta Miller <abmiller75@gmail.com>

Sent: Friday, June 5, 2026 1:13 PM

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

Cc: Keith Demarest <Keith.Demarest@ci.stpaul.mn.us>; Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>

Subject: Re: FW: Inspection Correction Notice, [998 7th St. E, St. Paul](#)

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

The Ramsey County Sheriff's office removed the tenant from the apartment yesterday, June 4. Unfortunately, the tenant left all of her furniture and other property behind. The apartment is stuffed with the tenant's belongings, so it is not possible for our contractors to work on the broken pipes in its current state.

The law does not allow us to dispose of her property for 28 days. The deputy sheriff advised that we keep the property in the apartment because the tenant has the right to retrieve her property on one day within those 28 days.

Not sure what to do. To move her property to a storage facility would cost us additional money beyond the approximate \$900 this eviction has already cost us. If we hold the property in the apartment, it is our experience that after 28 days, we just need to move any remaining useable property to the front lawn, and the people in the neighborhood will claim much of it, so we only need to pay to dispose of a small portion of the property.

As a result, we will need an extension until the end of July to complete the required repairs.

Bernetta Miller

On Fri, Jun 5, 2026, 12:01 PM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

Hi Ms. Miller,

Apologies for the delay in follow up on this. Ms. Moermond is going to review this next Tuesday to decide how the Department of Safety and Inspections should proceed on this. In the meantime you kind of get a default extension anyway.

So we have the most up to date information for her review, can you confirm that the removal of the tenant was successful yesterday?

And if so, do you have a timeline of when you will expect to actually have the repairs completed, and theoretically be ready for a reinspection?

Thank you!
Joanna

Joanna Zimny
Legislative Hearing Executive Assistant



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 Please consider the environment before printing this email

From: Bernetta Miller <abmiller75@gmail.com>
Sent: Thursday, May 28, 2026 4:08 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: Re: Inspection Correction Notice, [998 7th St. E, St. Paul](#)

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Joanna:

You requested court records for Marcia Moermond's consideration of an extension of the May 29 reinspection of [998 7th St. E, St. Paul](#), until June 30, 2026, or later.

Attached are relevant court records:

- (1) My request for a writ after Kiarra Johnson, the tenant in Unit 1, violated the court-mediated settlement agreement to move by April 30;
- (2) The Court's Order for Judgment after Violation of the Settlement Agreement;
- (3) The Writ of Recovery of the Premises issued by the Court on May 7, 2026.

Unfortunately, the Ramsey County Sheriff's Office has a backlog of evictions to perform, and June 4, 2026, at 10 a.m. is the earliest available time they can physically remove the tenant from Unit 1. I have nothing in writing regarding the date and time I was given by the Sheriff's office because those arrangements are made by telephone. The phone number of the Civil Division of the Ramsey County Sheriff's office is 651-266-0330 if you wish to confirm the date and time that the Sheriff's office will remove the tenant.

Thank you for your consideration,

Bernetta Miller
651-470-9681

On Thu, May 28, 2026 at 11:44 AM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
wrote:

Ms. Miller,

Can you please share the court records related to this case and eviction for our files?
Ms. Moermond wants to see those prior to considering any further extension.

Thank you,
Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant
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 Please consider the environment before printing this email

From: Keith Demarest <Keith.Demarest@ci.stpaul.mn.us>

Sent: Tuesday, May 26, 2026 1:24 PM

To: Bernetta Miller <abmiller75@gmail.com>

Cc: Mai Vang <mai.vang@ci.stpaul.mn.us>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>

Subject: RE: Inspection Correction Notice, [998 7th St. E, St. Paul](#)

Hello Bernetta,

Please contact the legislative hearing officer immediately with this request.

Thank you.

From: Bernetta Miller <abmiller75@gmail.com>
Sent: Tuesday, May 26, 2026 1:10 PM
To: Keith Demarest <Keith.Demarest@ci.stpaul.mn.us>
Cc: Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>
Subject: Fwd: Inspection Correction Notice, [998 7th St. E, St. Paul](#)

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

Keith and Alex,

A reinspection of 998 7th St. E is scheduled at noon on May 29, 2026. We need another extension of the reinspection date until at least the end of June because we have not been able to do the required corrections, except for posting the address numbers on the building and apartment doors. We haven't been able to begin replacing the broken pipes to restore boiler heat to Units 1 and 2 because the tenant in Unit 1 still occupies her unit (and the repairs to both units will have a serious impact on Unit 1).

The eviction process has taken much longer than we expected, but we learned late last week that the Ramsey County Sheriff's office has finally been able to schedule the tenant's physical removal from Unit 1 at 10 a.m. on June 4.

You previously said any further reinspection postponements need to be approved by the St. Paul City Council. Is this still possible, and how do we request it?

Bernetta Miller
651-470-9681

----- Forwarded message -----

From: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Date: Fri, May 1, 2026 at 7:52 AM
Subject: RE: Inspection Correction Notice, [998 7th St. E](#), St. Paul
To: Bernetta Miller <abmiller75@gmail.com>, Keith Demarest <Keith.Demarest@ci.stpaul.mn.us>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>, Mai Vang <mai.vang@ci.stpaul.mn.us>, Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>, Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>

Hi Keith,

For future reference, the deadline recommended by Marcia and adopted by City

Council, additional extension will need to be approved by Marcia.

We will leave this one for now.

Mai Vang

(She, her)

Legislative Hearing Coordinator | St Paul City Council

M: (651) 266-8585 ; D: (651) 266-8563

310 City Hall, [15 W. Kellogg Blvd, St Paul, MN 55102](#)



From: Bernetta Miller <abmiller75@gmail.com>
Sent: Thursday, April 30, 2026 11:40 AM
To: Keith Demarest <Keith.Demarest@ci.stpaul.mn.us>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>
Subject: Re: Inspection Correction Notice, [998 7th St. E, St. Paul](#)

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Thank you for postponing the reinspection date.

On Thu, Apr 30, 2026, 11:32 AM Keith Demarest <Keith.Demarest@ci.stpaul.mn.us> wrote:

Hello and good morning, all,

To help avoid any confusion for tomorrow, I am moving my reinspection date to May 29, 2026, at 12:00 noon.

Bernetta, I will see you all on the 29th at the property.

Have a good week.

Keith

From: Bernetta Miller <abmiller75@gmail.com>

Sent: Wednesday, April 29, 2026 5:16 PM

To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Cc: Keith Demarest <Keith.Demarest@ci.stpaul.mn.us>; Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>

Subject: Inspection Correction Notice, [998 7th St. E, St. Paul](#)

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

Ms. Marcia Moermond,
Legislative Hearing Officer:

Reinspection of 998 7th St. E is currently scheduled for Friday, May 1, 2026. We would appreciate your granting a 30-day postponement of the reinspection date.

As you may recall, due to the significant impact the repair construction will have on Unit 1, we cannot begin repairing the broken heating pipes to restore hot water heat to Units 1 and 2, as ordered, until Kierra Johnson, the tenant in Unit 1, vacates her unit.

Kierra signed a voluntary notice to vacate by March 31, 2026, but she did not move out. We then filed an eviction action against her. Attached is the Court order requiring Kierra to vacate Unit 1 no later than midnight April 30, 2026. If she does not move as ordered, we will immediately request the issuance of a Writ of Recovery to have her forcibly removed.

Because of Kierra's failure to vacate Unit 1, we have not yet been able to comply with the Inspection Correction Notice. We will have our contractors begin the required repairs as soon as possible.

Thank you for your consideration,

Bernetta Miller, Owner/Landlord
651-470-9681