

Vang, Mai (CI-StPaul)

From: mckaye001@netscape.net
Sent: Wednesday, April 03, 2013 4:03 PM
To: Vang, Mai (CI-StPaul); john@shoemakerlaw.com; kjr0592@gmail.com; kriley592@gmail.com; jfinkattyalaw@yahoo.com; #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; Moermond, Marcia (CI-StPaul); Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Boulware, Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul); Spong, Amy (CI-StPaul); Friel, Tom (CI-StPaul)
Subject: 758 submit for public record
Attachments: Ap 3 presentation001.pdf

Mary C. Kaye
651.246.0733

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Memo to Record of 758 Maryland Avenue East April 3, 2012 hearing

Re: Ravens completion of Moermond's 5 point request and presentation/ outline of items submitted for official and public record.

My name is Mary Kaye. I work for Raven Financial, LLC I am the only representative of Raven Financial for the purposes of the April 3rd hearing regarding 758 Maryland Avenue East.

Raven Financial received a letter from Ms. Moermond containing 5 points. The letter says that if we fulfill the following 5 points that we will be allowed to pull permits and finish our building. Raven has completed items 2-5 and done everything possible to complete item 1 which the city is not allowing due to another clerical on the part of the city.

In addition, there has been an in-depth history of errors on the part of DSI, Marcia Moermonds office and City Council which have made it impossible for Raven to finish rehabbing this property. The following submission will outline a mere fraction of those errors.

1. Marcia's 1st Requirement of the \$5,000.00 Surety bond:
 - a. As of Monday April 1, 2013 Reid Soley at the permit desk at DSI told Raven's representatives that we were scheduled for demolition and unable to pull a permit and put down the bond. Marcia Moermond assured us that the order to demolish resulting from March 6th hearing was revoked based on the fact that she wanted a "do-over" of that hearing due to the cities clerical errors in not submitting to the city council the recent code compliance or anything else Raven requested be on public record.
2. Marcia's second requirement of Contractor bids:
 - a. Raven has included three separate bids from licensed contractors (submitted to the record). In the legislative hearing in front of Marcia Moermond, she told us that we could get estimates from Licensed General Contractors and that would negate the need for subcontractor estimates. We have obtained three separate estimates all from licensed general contractors. These contractors give timelines of between 40 and 60 days however not one of them is willing to give a concrete timeline based on the fact that the DSI permit desk has us scheduled for demolition and is unable to discuss the availability of inspectors for roughin inspections etc.
3. Marcia's third requirement of An affidavit of commitment from the owner dedicating funds,
 - a. This document is submitted to the record. The cities' estimate of 45,000 is based on an old code compliance done in 2011. The building was under different ownership at that time and there was significant work done under a permit that company pulled. The deduction of cost for the work already done was not included in the \$45K figure.
 - b. The current cost of work based on the current code compliance document hovers around \$15k-\$16K but can go as low as \$5K. this is evidenced by the fact that three independent licensed parties scrutinized the current code compliance and arrived at that amount independently

4. Marcia's fourth requirement of Financial documentation that the landlord can complete the work necessary
 - a. Submitted to the record is the landlord's bank account statement. Those funds are still being held dedicated to the rehabilitation of 758 Maryland and now that a whole rent cycle has passed there is now upwards of \$20,000

Other submissions:

5. Donald Hedquists Condition Report and credentials as it relates to Chapter 45:
 - a. I have included a report as well as credentials from Donald Hedquist . He is an experienced retired Minnesota Building inspector who has dedicated his time and knowledge to providing full reports the court system outlining if a building fits the formal definition of a nuisance property under chapter 45 of the legislative code. He provided for us and it has been submitted into evidence a report outlining the current condition of 758 Maryland and proves that by no means does this building fit the definition of nuisance nor does the condition of the building by any means constitute a justification for being demolished.
 - b. Mr. Hedquist also gives another realistic estimate for work of about \$5,000 The reason this estimate is so low based on his extensive knowledge of building code there are several things on the current code compliance that aren't necessary.
 - i. One among many examples are the radiator valves. When the radiators were installed they were installed to code at the time and valves were not required therefore under current law they are not required to change.
6. Commentary on evidence submitted by the city which appears to be manufactured, falsified. The following are 3 examples of many
 - a. Order to Abate Letter to Raven Financial
 - i. This letter is dated December 7th, 2013 with Raven financials name on it. This letter was drafted for the purposes of this hearing and it is based on old compliance information. I spoke to the previous owner he received this letter with his mailing information on it back in 2011. Now its suddenly appearing as evidence in court with the Raven name on it and a current date. I have affidavits from both owners of Raven this letter was not mailed to them in December 2012. Even if it was, page two indicates that the information within is no longer valid.
 - b. Pictures submitted by DSI
 - i. The pictures that were submitted are also expired and taken prior to 2011. The pictures were cut out of the photo viewing software. They were pasted into Microsoft editing software, the time and date stamp was removed then each picture was labeled by hand with a new date in the Microsoft times new roman font. Feel free to read the submitted to the record memo which outlines in detail the proof thereof.
 - c. Email submitted by Mai Vang
 - i. There is an email submitted by Mai Vang. This is a composed email written to look as though she emailed the owners of Raven Financial answering questions and giving us clarification, however you can see by the lack of audit trail (date and time stamp) that this email was never sent to us. It was created, printed and entered into evidence.

7. City of St. Paul Planning and rezoning information.

a. The Capital City Business Council and Attorney John Shoemaker has offered information indicating that there is a political reason as to what is happening to 758 Maryland.

i. They have put together evidence from several cases regarding their theory that the City of St. Pauls systematic methods of "strong-arming" landlords and homeowners out of ownership of their properties and their homes by "over-enforcement of code". 758 Maryland Avenue is the model for what has happened to so many buildings. It is located on Maryland between Payne and Arcade. Large amounts of federal money has been paid to city for the major projects on each corner. The city plans rezoning this area in two years, the city stands to bring in millions of more dollars from the federal government by taking over this area. value for property when they decide the street needs to be widened, and they declare eminent domain. If they scare homeowners away by over-enforcing code, they knock down the buildings there is no value left to the property. Since the cost of demolition will be assessed to the taxes of the property the homeowner walks away. The process by which property can be taken away is a three year process. The City of St. Paul started to over enforce code about 1 year ago on this specific area of Maryland. The rezoning and street widening is scheduled to occur in 2 years from now. It is no coincidence that these processes meet up at the 3 year mark together.

In Sum:

We'd like the city to remove the demolition order so that we can finish the property. If this does not happen tonight then we have successfully used this forum to establish the necessary foundation to pursue many different types of litigation and we will use our dedicated rehab funds for the purpose of seeking damages.

Affidavit of Kevin Riley

My name is Kevin Riley. I am 53 years old and working as Chief Manager, Owner Raven Financial, and currently reside at 300 Broadway #305, Fargo, ND 58102.

I affirm that the bank statement attached contains the funds that are dedicated to be used for the rehabilitation of 758 Maryland, St. Paul, MN.

I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.



Kevin Riley

STATE OF NORTH DAKOTA, COUNTY OF CASS, ss:

On this 22 day of February, 2013, before me,
Kevin Riley, the undersigned officer, personally appeared Kevin Riley,
known to me to be the person who is described in and who executed the within and foregoing Affidavit,
and being first duly sworn on oath according to law, deposes and says that he has read the foregoing
Affidavit subscribed by him, and that the matters stated herein are true to the best of his information,
knowledge and belief.

MCKENZIE TAYLOR
Notary Public
State of North Dakota
My Commission Expires Sept. 3, 2016



Notary Public



Account Activity

Business and Personal Accounts

Select Account View

Account

Ending Collected Balance \$14,388.33

Ending Collected Balance

[Additional Services](#)

Your posted (ledger) balance minus any uncollected funds at the end of the last business day.

[Design My Card](#)
[View](#)

as of 02/25/13

Current Posted Balance \$14,388.33

Current Posted Balance

This balance includes all transactions that have been processed ("posted"). It does not include pending transactions. Refer to your account's Available Balance to determine the funds currently available to you for withdrawal.

Pending Withdrawals/ Debits	\$0.00
Pending Deposits/ Credits	\$800.00
Available Balance Learn More	\$15,188.33

Affidavit of Kevin Riley

My name is Kevin Riley. I am 53 years old and working as Chief Manager, Owner Raven Financial, and currently reside at 300 Broadway #305, Fargo, ND 58102.

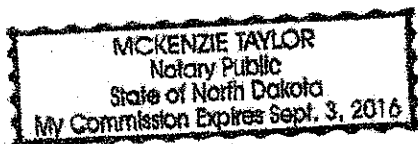
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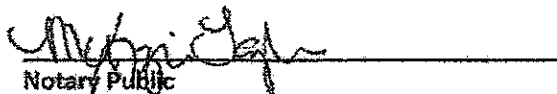
I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.


Kevin Riley

STATE OF NORTH DAKOTA, COUNTY OF CASS, ss:

On this 22 day of February, 2015, before me,
Kevin Riley, the undersigned officer, personally appeared Kevin Riley,
known to me to be the person who is described in and who executed the within and foregoing Affidavit,
and being first duly sworn on oath according to law, deposes and says that he has read the foregoing
Affidavit subscribed by him, and that the matters stated herein are true to the best of his information,
knowledge and belief.




Notary Public



HOMEWORK
5920 Clinton Ave S
Mpls, MN 55419
612-481-5774
 mcriley@gmail.com

Date 2/20/2013
 Name Ravin Financial LLC
 Job Address 758 Maryland Ave E
St. Paul, MN

Code Compliance

Building Code Compliance

- * Fill all holes in basement floor and walls with cement mortar
- * Furnish and install composite material cover for water meter pit.
- * Repair all tears and damaged areas of asbestos covered piping
- * Repair and/or add hand rails where needed.
- * Repair deteriorated window sashes and replace cracked or broken glass
- * Furnish and install storm door/screen for rear door
- * Furnish and install combination storm windows for all double pane double hung windows.
- * Furnish and install door knob and deadbolt at kitchen door first floor. Remove all surface bolts
- * Weather strip two exterior doors
- * Sand and paint kitchen ceiling 2nd floor
- * Furnish and install smoke/CO detectors where needed
- * Repair/replace exterior siding and fascia where needed
- * Correct improper slope around perimeter of building. Build up approx 5" at foundation to 1" at three feet.
- * Remove bathroom windows and install glass block with vent.
- * Remove existing glass in double hung windows at front and rear stair landings. Install plexiglass and new glazing. Prime and paint windows.
- * Replace living room picture window first floor
- * Remove sheetrock/plaster first and second floor bedrooms to open walls for new plumbing soil pipe and venting work. Repair walls when finished.

Electrical Code Compliance

- * Provide knock out seals where needed through-out
- * Replace Three GFI receptacles.
- * Install light fixture in kitchen 2nd floor.
- * Install (2) hard wired battery back-up smoke detectors

Plumbing code Compliance

- * Install dedicated 3" waste pipe from 2nd level water closet to basement. Tie into existing 4" soil stack
- * Replace vent ducts on both water heaters.
- * Furnish and install boiler backflow preventers.
- * Furnish and install 1" pex from water meter to first major take-off
- * Replace improper gas shut-offs
- * Furnish and install new shower valve
- * Furnish and install new exterior hose bib.

HVAC Code Compliance

- * Clean and orat test both boilers. Provide documentation to city.
- * Remove existing and install new vent for existing clothes dryer.
- * Install (2) two speed 110cfm exhaust fans vented to outside in each bathroom. Fans to be on low speed continuously. Boost switch to be installed next to light switch.

Total--Includes permits fees and taxes

\$15,450.00

Estimate

Customer: Mary Kaye 651-246-0733	Contractor: Beddor Contracting, LLC 4745 Yorktown Lane N Plymouth, MN. 55442 612-916-8364 beddorcontracting@gmail.com License # BC661909
Property Address: 758 Maryland Ave E ST Paul, MN	Cost and Duration: 3-5 weeks for complete job \$16,000.00 for labor / materials

Scope of Work:

- 1) Building: materials and labor per code compliance report:
\$5,000.00
- 2) Electrical: materials and labor per code compliance report:
\$5,000.00
- 3) Heating: materials and labor per code compliance report:
\$6,000.00

For all details and exact scope of work please refer to the Code Compliance Report for this property.

****** All extra work and change orders will be accounted for on a separate basis, if extra work is added the price will be adjusted accordingly, change orders and extra work along with price increases will be discussed and agreed upon between the owner / customer and Beddor Contracting, LLC / Thomas Beddor***

******* Terms of Payment: ½ down to start job, balance due upon completion. Dumpster cost is not included and will be paid directly to the dumpster company by the owner / customer.***

Please make payment payable to: Beddor Contracting, LLC