From:

"mike.brennan@netzero.com" <mike.brennan@netzero.com>

To:

<legislativehearings@ci.stpaul.mn.us>

Date:

10/27/2010 1:42 PM

Subject:

590 Gorman

Attachments:

scan0050.pdf; SCAN6935\_000.pdf

Hi Marcia

I am following up with you regarding the property at 590 Gorman Ave which had a Legislative Hearing on Oct. 26th at 10am.

I hope to gain your support for granting more time to bring this property up to Code, and so I am providing these attachments:

- 1. Personal Representative Agreement between titleholder and myself
- 2. Time lines for work to be performed
- 3. Receipts for \$5,000 paid for Performance Deposit
- 4. Receipt for \$426 paid for Code Compliance Inspection
- 5. Bank statement displaying capacity to pay for work
- 6. Copies of quotes for roof and windows

It is our desire to bring this property to Code and make it a desirable, livable dwelling.

The property taxes for 2009 and 2010 have been paid, along with all penalties, late fees as well as the \$1,100 vacant building fee.

We ask that you support the granting of more time to allow us the ability of bring this delightful house up to code and to make the recommendation to the City Council that we be allowed to do so.

Would you follow up with me to let me know of the Legislative Hearing Staff's decision?

Thanks. respectfully....

Mike Brennan, GRI, e-PRO 651-470-5656 (cell) www.BigRealtyMN.com

Moms Asked to Return to School
Grant Funding May Be Available to Those That Qualify.
http://thirdpartyoffers.netzero.net/TGL3241/4cc8726f7967d46c9a1st03vuc

### Sheet2

### 590 Gorman

Roof	Measure roof Obtain bids Order Roof Pull Permits Initial Inspection Install Roofing Final Inspection Paid	Time lines 1 day 1 day 1 day 1 day 1 day 3 days 1 day	Due Date Done 11/18/10 11/18/10 11/30/10 12/01/10 12/05/10	\$3,500.00	lotes
Electrical	Code Compliance Report Obtain bids Pull Permits Do repairs Final Inspection Paid	1 day 1 day 1 day 10 days 1 day 1 day	11/18/10 11/25/10 11/26/10 12/10/10 12/11/10 12/12/10	\$5,000.00 \$200.00	PAID
Plumbing	Code Compliance Report Obtain bids Pull Permits Do repairs Final Inspection Paid	1 day 1 day 1 day 15 days	11/18/10 11/18/10 11/19/10 12/10/10 12/11/10 12/12/10	\$5,000.00 \$200.00	
Heating	Code Compliance Report Order test Final Inspection Paid		11/18/10 12/01/10 12/11/10 12/12/10	\$1,000.00	
Building	Quotes for Windows Windows installed Pull Permits Replace Locks/handles Replace stair spindles Install Smoke/CO Remove rubbish Patch walls Bath stool, vanity, tub Tile work Kitchen refacing Prime/finish paint Flooring Install appliances Misc	2 days 1 day 1 day 1 day 1 day	Done 01/01/11 12/24/10 11/18/10	\$3,234.00 \$200.00 \$200.00 \$150.00 \$200.00 \$600.00 \$400.00 \$0.00 \$0.00 \$1,000.00 \$1,600.00 \$10,000.00	
	Certificate of Occupancy	30%	TOTAL	\$35,110.00	



# RECEIPT

CITY OF SAINT PAUL

Department of Safety & Inspections 375 Jackson Street, Suite 220 Saint Paul, MN 55101-1806

Phone: 651-266-8989 Fax: 651-266-9124 www.stpaul.gov/dsi

Payment #: 773687

Payment Date: October 25, 2010

Paid MICHAEL BRENNAN By: 112 VICTORIA ST S ST PAUL MN 55105

Amount Paid:

\$5,000.00

Payment Type: Check

Transaction Description

Project Location: 590 GORMAN AVE ST PAUL MN 55107-2963

09 - 299778

TYPE: VACANT BUILDING

vacant building

**SUB TYPE: CATEGORY 3** 

WORK TYPE: SINGLE FAMILY RESIDENTIAL

Is there a lock box?

Yes

Lock Box combination

DOG

**FEES** 

Performance Deposit

5,000.00

TOTAL

5,000.00

<sup>\*\*</sup> To schedule a Vacant Building Code Compliance Inspection, call Jim Seeger at 651-266-8989 between 7:30 and 9:00 AM, Monday - Friday. \*\*

<sup>\*\*</sup> Questions regarding Vacant Building Performance Deposits can also be directed to Jim Seeger. \*\*



# RECEIPT

CITY OF SAINT PAUL

Department of Safety & Inspections 375 Jackson Street, Suite 220 Saint Paul, MN 55101-1806

Phone: 651-266-8989 Fax: 651-266-9124 www.stpaul.gov/dsi

Payment #: 773686

Payment Date: October 25, 2010

MICHAEL BRENNAN Ву:

112 VICTORIA ST S ST PAUL MN 55105 Amount Paid:

\$426.00

Payment Type: Check

Transaction Description

Project Location: 590 GORMAN AVE ST PAUL MN 55107-2963

09 - 299778

TYPE: VACANT BUILDING

vacant building

**SUB TYPE: CATEGORY 3** 

WORK TYPE: SINGLE FAMILY RESIDENTIAL

Is there a lock box?

Yes

Lock Box combination

DOG

**FEES** 

Vacant Code Compliance

426.00

TOTAL

426.00

<sup>\*\*</sup> To schedule a Vacant Building Code Compliance Inspection, call Jim Seeger at 651-266-8989 between 7:30 and 9:00 AM, Monday - Friday. \*\*

<sup>\*\*</sup> Questions regarding Vacant Building Performance Deposits can also be directed to Jim Seeger. \*\*

### **Royal Credit Union**

### Transaction Register

Account

Business CK Plus - Analysis-40599724

Page 1 of 15

Enter # of days of Pending Activity to display: 1

Check the checkbox next to each transaction to indicate it has been reconciled to your checkbook and click the Save button.

\*\* Sort Order

FUNDS

GORMAN

GORMAN

Current Balance = \$34,403.86 Available Balance = \$34,403.86 O Pending Transactions = \$0.00 Register Balance = \$34,403.86

		(AV)	Register Balance = \$34,403.86			
Activity Date	Effective Nur	n Transaction Description	Amount Clr	Balance Action		
10/26/2010 3:46:59 AM	10/26/2010 <i>EF</i> 7	Check Card Withdrawal 1 800 FLOWERS COM INC 800 468 1141 NYUS	-\$99.05 <b>X</b>	\$34,403.86		
10/25/2010 8:07:52 PM	10/26/2010 <i>EF</i> 7	Check Card Withdrawal SUPERAMERICA 04419 ST PAUL MNUS	-\$40.23 <b>X</b>	\$34,502.91		
10/25/2010 10:43:58 AM	10/25/2010 DEF	<sup>2</sup> Deposit	\$30,764.25 X	\$34,543.14		
10/24/2010 2:21:30 AM	10/24/2010 <i>EF</i> 7	Check Card Withdrawal BURGER KING 4669 PLYMOUTH MNUS	-\$4.82 X	\$3,778.89	$\cap$	
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10/19/2010 3:20:43 AM	10/19/2010 <i>EFT</i>	Check Card Withdrawal CASEYS 00016477 COKATO MNUS	-\$35,60 X	\$3,920.04		
10/18/2010 10:05:23 PM	10/19/2010 <i>EF</i> 7	Check Card Withdrawal LEEANN CHIN 028 HIGHLASAINT PAUL MNUS	-\$35 ⊶1 X	\$3,955.64		
10/17/2010 3:06:28 PM	10/18/2010 <i>EF</i> 7	Check Card Withdrawal  MENARDS - ST. PAUL MIDWSt.  Paul, MN MNUS	-\$198.49 X	\$3,991.05		

Page 1 of 15

Window World & Siding 2211 11th Ave E. #130 North St. Paul. MN 55109 Ph: (651) 770-9011 Fax: (651) 770-0495

www.windowworldmn.com



Window World & Siding 538 25th Ave N St. Cloud, MN 56303 Ph: (320) 255-5525 Fax: (320) 255-8968 MN License#20356847

constitue a part of this agreement and are incorporated perein-

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# NETZERO Message Center

From: "Tammy Kwiatkowski" <tkwi@comcast.net>

To: <mike.brennen@netzero.com>
Sent: Fri, May 28, 2010 11:16 AM

**Subject:** Gorman information
Tammy Kwiatkowski2.vcf (4KB)

Hey Mike,

Sorry it took so long to get this to you. We have gotten extremely busy. A high class problem, but with a long

to-do list. I wanted to get back to you with a price on the Gorman roof. For a 3-tab, you're looking at \$4375. That is our bottom line price and it would not be eligible for coupons and would have to be paid with cash or check. This is the price we give to builders for new construction. It would still come with the up-graded, transferable warranty. Let us know if you would like to move forward with it and I will draw up a contract. We appreciate the opportunity.

With the windows, I think you are looking at between \$500-\$600 per opening just for the install, maybe \$400 for that tiny window. The problem is the sills are shot and they will have to replace the framing in order to get even a pocket in there. You also have lead abatement issues. If you are required to go to full installs by the city, then you're talking even more because you have to deal with the aluminum siding.

In a situation like this, I believe you are better off stripping the house to access exactly what you've got going on. I'm guessing we could do decent, full install windows for about \$15,000, decent vinyl siding with aluminum soffit and fascia at about \$10,000 and your roof at \$4375. This does not include rot repair but if you factor in another \$2000-\$3000 for stuff we cannot see, you could get that house looking pretty darn good to insure resale. We would take pictures through the process so the potential home owner sees exactly what they are getting. Get the job done in less than one month and then you could either sell it or rent it. We did not go inside, so I'm not sure what challenges you face inside. I believe doing it this way removes some of the long-term risk involved in not seeing exactly what you are dealing with.

Lastly, I gave your name to a guy named Matt Malmberg. He is in a tough situation with a very large house (6500 sq. ft.) that made him sick. I think he is one of these people who is highly sensitive to environmental pollutants. The house is not bad except for the fact that he can't live there. He would like to stay, but can't get loans to fix it. I told him that you are an expert in the foreclosure arena and could perhaps advise him. He has taken very good care of the house, it is gorgeous! He is an extremely bright, kind young man. He's an anesthesiologist. I gave him your name and contact info.

Thanks again for the opportunity to be of service to you. Hope we can do some business. Good luck! Think BIG!

Tammy K.

### Tammy Kwiatkowski

Krech Exteriors Project Consultant

(651) 226-7480 tkwi@comcast.net

5866 Blackshire Path Inver Grove Heights, MN 55076 www.KrechExteriors.com

#### Tammy Kwiatkowski

Krech Exteriors Project Consultant

(651) 226-7480 Mobile this Bromcast net

#### Contract

This contract is by and between Michael Brennan, a licensed Real Estate Broker in the State of Minnesota and Wisconsin (herein referred to as"representative") and Stephen Litzau, personal representative of the Estate of Bryan Christian Litzau, a single person (herein referred to as the "Vendor")

Whereas the vendor has an ownership interest in the property at 590 Gorman Ave in Saint Paul, County of Ramsey, State of Minnesota with a legal description of Lot 3, Block 17West St Paul Blocks 100-171 Subdivision, and the City of St Paul has a lien on said property due to condition and nuisance causing this property to be identified as a Category 3 building, this building is scheduled to be determined if it should be demolished at City Council hearings on November 17th, 2010.

The vendor of the property does hereby grant and assign as their personal representative for the rehabilitation of the property, Michael Brennan.

#### Duties and Obligations:

#### REPRESENTATIVE:

The representative will have access to the property

9524750264

The representative will bring the property taxes up to date with all penalties and late fees

The representative will be allowed to receive bids on the property from contractors

The representative will be allowed to hire mechanics for the purposes of improvement

The representative will demonstrate financial worthiness to satisfy all contractors work performed and not allow a mechanics lien to be filed against the property

The representative will comply with Code Enforcement officials including up to obtaining the Certificate of Occupancy

Representative shall comply with all applicable federal, state and local laws and regulations in performing its responsibilities hereunder.

#### クレ VENDOR:

Upon completion of the above described duties and consideration of \$6,000, the vendor will deliver a deed (Personal Representative Warray Deed) to the Representative as consideration for work performed conveying all ownership interests to the representative.

#### DISCLOSURE:

All parties acknowledge and understand that the representative is a licensed Real Estate Broker in Minnesota and Wisconsin.

#### RELATIONSHIP OF THE PARTIES

Representative acknowledges that it has its own independently established business which is separate and apart from the vendors property. Representative at all times shall be considered an independent contractor with respect to its relationship. Nothing contained in this Agreement shall be deemed to create the relationships of employer and employee, master and servant, franchisor and frauchisee, partnership or joint venture between the parties.

pagez

## DURATION OF AGREEMENT

This contract is valid until April 1, 2011. In the event the City of St Paul orders the demolition of the improvement, this contract is voidable by the representative.

### APPLICABILITY OF LAW

This contract is governed by the State of Minnesota laws and rules

[Representative	s Name) MICHA-	EL PORE	UNAN)	The second secon	AND TO STOPPHILL RESERVED
Signature	Mar		711	The state of the s	Security Association (Security Security
[Vendor Name]	Stephan L			fighter to the	( ) ESP manufaction as
Signature	ESTATE AND THE		AN LITZA		CALLETT AND ASSESSMENT OF THE PARTY OF THE P
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