

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>

590 Gorman

		Time lines	Due Date	Budget	Notes
Roof	Measure roof	1 day	Done		
	Obtain bids	1 day	Done	\$3,500.00	
	Order Roof	1 day	11/18/10		
	Pull Permits	1 day	11/18/10	\$200.00	
	Initial Inspection	1 day	11/30/10		
	Install Roofing	3 days	12/01/10		
	Final Inspection	1 day	12/05/10		
	Paid				
Electrical	Code Compliance Report	1 day	11/18/10	\$426.00 PAID	
	Obtain bids	1 day	11/25/10	\$5,000.00	
	Pull Permits	1 day	11/26/10	\$200.00	
	Do repairs	10 days	12/10/10		
	Final Inspection	1 day	12/11/10		
	Paid	1 day	12/12/10		
Plumbing	Code Compliance Report	1 day	11/18/10		
	Obtain bids	1 day	11/18/10	\$5,000.00	
	Pull Permits	1 day	11/19/10	\$200.00	
	Do repairs	15 days	12/10/10		
	Final Inspection		12/11/10		
	Paid		12/12/10		
Heating	Code Compliance Report		11/18/10		
	Order test		12/01/10	\$1,000.00	
	Final Inspection		12/11/10		
	Paid		12/12/10		
Building	Quotes for Windows		Done	\$3,234.00	
	Windows installed	2 days	01/01/11		
	Pull Permits	1 day	12/24/10	\$200.00	
	Replace Locks/handles	1 day	11/18/10	\$200.00	
	Replace stair spindles	1 day		\$150.00	
	Install Smoke/CO	1 day		\$200.00	
	Remove rubbish			\$600.00	
	Patch walls			\$400.00	
	Bath stool, vanity, tub			\$0.00	
	Tile work			\$0.00	
	Kitchen refacing			\$0.00	
	Prime/finish paint			\$1,000.00	
	Flooring			\$2,000.00	
	Install appliances			\$1,600.00	
Misc			\$10,000.00		
	Certificate of Occupancy		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

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

** 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

Paid MICHAEL BRENNAN
By: 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

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Royal Credit Union

Transaction Register

Account
Business CK Plus - Analysis- ██████████

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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 for 590 GORMAN

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

Activity Date	Effective Date	Num Transaction	Description	Amount Clr	Balance	Action
10/26/2010 3:46:59 AM	10/26/2010	EFT	Check Card Withdrawal 1 800 FLOWERS COM INC 800 468 1141 NYUS	-\$99.05 X	\$34,403.86	<input type="checkbox"/>
10/25/2010 8:07:52 PM	10/26/2010	EFT	Check Card Withdrawal SUPERAMERICA 04419 ST PAUL MNUS	-\$40.23 X	\$34,502.91	<input type="checkbox"/>
10/25/2010 10:43:58 AM	10/25/2010	DEP	Deposit	\$30,764.25 X	\$34,543.14	<input type="checkbox"/>
10/24/2010 2:21:30 AM	10/24/2010	EFT	Check Card Withdrawal BURGER KING 4669 PLYMOUTH MNUS	-\$4.82 X	\$3,778.89	<input type="checkbox"/>
10/22/2010 5:11:38 AM	10/22/2010	EFT	Check Card Withdrawal THE RED X 801 437 0106 UTUS	-\$59.99 X	\$3,783.71	<input type="checkbox"/>
10/20/2010 6:27:15 PM	10/21/2010	EFT	Check Card Withdrawal WAL Wal-Mart Store 5437 WAL-SAMS ST. PAUL MNUS	-\$21.62 X	\$3,843.70	<input type="checkbox"/>
10/20/2010 10:38:51 AM	10/21/2010	EFT	Check Card Withdrawal TWI Tracfone Wireles NET10 COM FLUS	-\$54.72 X	\$3,865.32	<input type="checkbox"/>
10/19/2010 3:20:43 AM	10/19/2010	EFT	Check Card Withdrawal CASEYS 00016477 COKATO MNUS	-\$35.60 X	\$3,920.04	<input type="checkbox"/>
10/18/2010 10:05:23 PM	10/19/2010	EFT	Check Card Withdrawal LEEANN CHIN 028 HIGHLASAIN PAUL MNUS	-\$35.41 X	\$3,955.64	<input type="checkbox"/>
10/17/2010 3:06:28 PM	10/18/2010	EFT	Check Card Withdrawal MENARDS - ST. PAUL MIDWSt. Paul, MN MNUS	-\$198.49 X	\$3,991.05	<input type="checkbox"/>



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)

Roof
Bid
(Highest one)

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 cell
tkwi@comcast.net

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

Tammy Kwiatkowski

Krech Exteriors
Project Consultant

(651) 226-7480 Mobile
tkwi@comcast.net

Date 10/26/10
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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 17 West 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
 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.

SL VENDOR:

Upon completion of the above described duties and consideration of \$6,000, the vendor will deliver a deed (Personal Representative ~~Warranty~~ 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 franchisee, partnership or joint venture between the parties.

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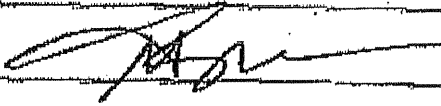
DURATION OF AGREEMENT

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] MICHAEL BRENNAN

Signature 

[Vendor Name] Stephen LITZAU, Personal Representative of ESTATE OF BRYAN LITZAU

Signature 