

Vang, Mai (CI-StPaul)

From: Patrick C. Summers <pcs@dewittllp.com>
Sent: Friday, October 11, 2019 11:06 AM
To: Vang, Mai (CI-StPaul); *CI-StPaul_LegislativeHearings
Cc: Les Meltzer; Timothy J. Grande
Subject: RE: 888 Maryland Avenue, Saint Paul - City approval

Ms. Vang,

Thank you for sending me a copy of the correspondence.

I would appreciate any information or assistance you can provide in regards to the issue I note below, City approval for the sale of this Level III vacant property so that we can close on the sale, the Buyer can get demolition permit, and proceed with demolition of the property. The title commitment issued by the title agent handling the closing on the sale includes a requirement that we obtain City approval of the sale and transfer of the property.

Thank you

Patrick C. Summers
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www.dewittllp.com

Please note that DeWitt Ross & Stevens S.C. and its Minnesota affiliate DeWitt Mackall Crouse & Moore S.C. reorganized to DeWitt LLP, effective January 1, 2019. Please note that my new e-mail address is pcs@dewittllp.com and our new website is www.dewittllp.com.

From: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Sent: Friday, October 11, 2019 11:00 AM
To: Patrick C. Summers <pcs@dewittllp.com>; *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: Les Meltzer <homez38@comcast.net>; Timothy J. Grande <tjg@dewittllp.com>
Subject: RE: 888 Maryland Avenue, Saint Paul - City approval

Mr. Summers,
Sorry, you weren't copy on a recent letter Ms. Zimny just sent. See attached.



Mai X. Vang
Legislative Hearing Coordinator
Saint Paul City Council
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Saint Paul, MN 55102
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Making Saint Paul the Most Livable City in America

From: Patrick C. Summers <pcs@dewittllp.com>
Sent: Friday, October 11, 2019 10:25 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Cc: Les Meltzer <homez38@comcast.net>; Timothy J. Grande <tjg@dewittllp.com>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: 888 Maryland Avenue, Saint Paul - City approval

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

Ms. Moermond,

As Mr. Meltzer and Mr. Lee noted at the hearing this week, they are working to close on the sale of the 888 Maryland Avenue property to Quincy, Inc. Quincy, Inc. will then demolish the building in short order (after obtaining necessary demolition permits) and will properly maintain the vacant lot. Buyer's broker Kong Lee provided you a couple of demolition estimates and a plan to proceed with permit and demolition process as soon as the sale closes. However, in order to close on the sale and transfer title to this Level III vacant property, we need the approval of the City to proceed.

I am contacting you to seek City approval of the sale and transfer of the property to Quincy, Inc., or for you to direct me to whomever can issue the required approval(s). The parties are presently looking to close the sale on October 16, if possible.

As the City, Mr. Meltzer, and Quincy, Inc. all have the same goal – the prompt demolition of the building, appeal and order to remove/repair made moot and dismissed, and a properly maintained vacant lot, with a new owner, eager to invest in Saint Paul – I am hopeful the City will provide the necessary approvals to close on this sale.

Thank you

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From: Les Meltzer <homez38@comcast.net>

Sent: Thursday, October 3, 2019 10:29 PM

To: legislativehearings@ci.stpaul.mn.us

Cc: Kong Lee <konghoualee@gmail.com>

Subject: 888 Maryland Avenue, Saint Paul

Ms Moermond,

I believe that I should bring you up to date as to the the present situation concerning the property at 888 Maryland Avenue. At our last hearing Mr. Long Hang indicated that he would need three months to secure financing. I was under the impression that the financing was imminent. I informed the real estate agent representing Mr. Hang that I would not keep the property off the market for that amount of time and I would put the property back on the market. No written agreement exists or has ever existed between myself or L. H. Meltzer LLC and Mr. Hang. I have since secured another buyer, Quincy, Inc., with whom I have signed a Purchase Agreement. The Purchase Agreement is without any contingencies for financing and they have tendered proof of financing. The closing date has been set for October 16. There is a due diligence period of 30 as part of the Purchase Agreement. Quincy, Inc. intends on demolishing the building and has a bid for demolition. There is an Addendum to the Purchase Agreement (Page 1, lines 1-14) which states that the "Buyer intends to demolish the current building and maintain the vacant lot." The principal of Quincy, Inc., Kia Lee, with whom I have been negotiating through her agent will not be at the hearing but will be represented by Quincy's agent Mr. Kong Lee.

Les Meltzer