

## Mai Vang

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**From:** Joanna Zimny  
**Sent:** Monday, September 23, 2024 2:18 PM  
**To:** Lisa Proechel; Eden Spencer  
**Cc:** Scott Fergus; Mai Vang  
**Subject:** RE: 1117 Jenks Ave.Spencer R-R ltr.8-16-24

If I may,

Typically with Category 3 residential properties title can't transfer until the rehab is done and the contract needs to be approved by the City, however since GMHC is considered a "partner"/nonprofit title can transfer now. No issues on the City's end.

Thanks,  
Joanna



**SAINT PAUL**  
MINNESOTA

**Joanna Zimny**  
Legislative Hearing Executive Assistant  
Legislative Hearing Office  
Pronouns: she/her/hers  
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Suite 310  
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[www.StPaul.gov](http://www.StPaul.gov)

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**From:** Lisa Proechel <lisaproechel@kw.com>  
**Sent:** Monday, September 23, 2024 2:11 PM  
**To:** Eden Spencer <ESpencer@gmhchousing.org>  
**Cc:** Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Scott Fergus <scott.fergus@ppm.us.com>; Mai Vang <mai.vang@ci.stpaul.mn.us>  
**Subject:** Re: 1117 Jenks Ave.Spencer R-R ltr.8-16-24

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

Hello All:

One question I have had, but hadn't asked, was are there any other approvals needed to close on this property? I am not sure if a formal approval to transfer title has been issued or if it is needed. Perhaps all is in order, but since I have only been indirectly involved, I just want to make sure the title company isn't asking for anything additional before closing.

Lisa

Lisa Proechel | REALTOR  
The Pickle Property Team  
Office [651-203-1835](tel:651-203-1835) Cell [651-231-5303](tel:651-231-5303) Fax [651-412-5055](tel:651-412-5055)

[lisaproechel@kw.com](mailto:lisaproechel@kw.com)

**kw** | keller williams integrity realty  
2660 Arthur St, Roseville, MN 55113  
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On Mon, Sep 23, 2024 at 1:59 PM Eden Spencer <[ESpencer@gmhchousing.org](mailto:ESpencer@gmhchousing.org)> wrote:

Hi all,

A change to closing, my lender is out of town and has requested closing next Wednesday. It will be scheduled for October 2.

Thanks,

**Eden Spencer** | President & CEO |  
[Greater Metropolitan Housing Corporation](http://GreaterMetropolitanHousingCorporation.com)

*Please note our new address:*

970 Raymond Ave, Suite 201, St. Paul, MN 55114  
D: 612-339-8703 | O: 612-339-0601 | C: 651-324-1388  
[espencer@gmhchousing.org](mailto:espencer@gmhchousing.org)

---

**From:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Thursday, September 19, 2024 1:29:42 PM  
**To:** Eden Spencer <[ESpencer@gmhchousing.org](mailto:ESpencer@gmhchousing.org)>; Scott Fergus <[scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)>  
**Cc:** Lisa Proechel <[lisaproechel@kw.com](mailto:lisaproechel@kw.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Subject:** RE: 1117 Jenks Ave.Spencer R-R ltr.8-16-24

EXTERNAL

CAUTION:

Wonderful news, thank you for the update!

Keep us posted, and have a great weekend,

Joanna



**SAINT PAUL**  
MINNESOTA

**Joanna Zimny**

Legislative Hearing Executive Assistant  
Legislative Hearing Office

Pronouns: she/her/hers

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**From:** Eden Spencer <[ESpencer@gmhchousing.org](mailto:ESpencer@gmhchousing.org)>

**Sent:** Thursday, September 19, 2024 12:51 PM

**To:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Scott Fergus <[scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)>

**Cc:** Lisa Proechel <[lisaproechel@kw.com](mailto:lisaproechel@kw.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Subject:** RE: 1117 Jenks Ave.Spencer R-R ltr.8-16-24

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Hi everyone,

The closing has been scheduled for next Thursday, September 26 at noon. After that I will have the executed documents. Please let me know if you have any questions.

Thank you,

**Eden Spencer** | President & CEO |

Greater Metropolitan Housing Corporation

***Please note our new address:***

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D: 612-339-8703 | O: 612-339-0601 | C: 651-324-1388

[espencer@gmhchousing.org](mailto:espencer@gmhchousing.org)

---

**From:** Eden Spencer

**Sent:** Wednesday, September 18, 2024 2:53 PM

**To:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Scott Fergus <[scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)>

**Cc:** Lisa Proechel <[lisaproechel@kw.com](mailto:lisaproechel@kw.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Subject:** RE: 1117 Jenks Ave.Spencer R-R ltr.8-16-24

Hi Joanna,

I just got the last two things I need to schedule the closing. I'll let you know as soon as we have the date set. Hopefully it will be before next Wednesday!

Thanks again,

**Eden Spencer** | President & CEO |

Greater Metropolitan Housing Corporation

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[espencer@gmhhousing.org](mailto:espencer@gmhhousing.org)

---

**From:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>

**Sent:** Wednesday, September 18, 2024 11:50 AM

**To:** Eden Spencer <[ESpencer@gmhhousing.org](mailto:ESpencer@gmhhousing.org)>; Scott Fergus <[scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)>

**Cc:** Lisa Proechel <[lisaproechel@kw.com](mailto:lisaproechel@kw.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Subject:** RE: 1117 Jenks Ave.Spencer R-R ltr.8-16-24

**CAUTION: EXTERNAL**

Good morning Ms. Spencer,

Ms. Moermond wanted me to ask you when the agreements you sent will be executed? It looks like several are in September. If it happens before next Wednesday, that's great, otherwise she'll layover to October 2 to wrap up the final things.

Please let me know,

Thanks!

Joanna



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MINNESOTA

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**From:** Joanna Zimny

**Sent:** Wednesday, September 11, 2024 2:02 PM

**To:** Eden Spencer <[ESpencer@gmhchousing.org](mailto:ESpencer@gmhchousing.org)>; Scott Fergus <[scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)>

**Cc:** Lisa Proechel <[lisaproechel@kw.com](mailto:lisaproechel@kw.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Subject:** RE: 1117 Jenks Ave.Spencer R-R ltr.8-16-24

**Importance:** High

Just a note---as Ms. Moermond doesn't have time to review these before today's Council meeting, the Council Public Hearing will be continued one week (to 9/18 at 3:30).

Once reviewed, I will let you know what the recommendation is then. **There is no need to attend today's City Council meeting.**

Thanks,

Joanna



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**From:** Eden Spencer <[ESpencer@gmhchousing.org](mailto:ESpencer@gmhchousing.org)>

**Sent:** Wednesday, September 11, 2024 11:47 AM

**To:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Scott Fergus <[scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)>

**Cc:** Lisa Proechel <[lisaproechel@kw.com](mailto:lisaproechel@kw.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Subject:** RE: 1117 Jenks Ave.Spencer R-R ltr.8-16-24

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

Greetings,

Attached are the requested documents. We have not closed yet due to clarification of insurance requirements which we now have figured out. I expect the insurance binder any day and as soon as it is received, we will close.

- Purchase Agreement – 1117 Jenks Ave
- Evidence of Financing
  - GMHC SF III Financing Letter 2023-09-25 – this details our line of credit with Greater Minnesota Housing Fund
  - GMHC\_12-2023-33\_Grant\_Contract – Rehabs – this is our awarded grant from the Minnesota Housing Finance Agency.
  - 1117 Jenks Mortgage
  - 1117 Jenks Guaranty
  - 1117 Jenks Promissory Note
- Financing Affidavit
  - GMHC Affidavit Regarding Financing

We have first mortgage financing from Greater Minnesota Housing Fund and a grant from the Minnesota Housing Finance Agency. The grant from Minnesota Housing will cover all construction costs that will not be covered by the first mortgage financing. We have a total grant of \$592,000 which will be more than enough to cover any costs above the first mortgage financing. We also use our own cash for soft costs such as interest payments.

Please let me know if there are any questions.

Thank you,

**Eden Spencer** | President & CEO |

[Greater Metropolitan Housing Corporation](#)

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**From:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Wednesday, September 11, 2024 8:58 AM  
**To:** Scott Fergus <[scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)>; Eden Spencer <[ESpencer@gmhchousing.org](mailto:ESpencer@gmhchousing.org)>  
**Cc:** Lisa Proechel <[lisaproechel@kw.com](mailto:lisaproechel@kw.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Subject:** RE: 1117 Jenks Ave.Spencer R-R ltr.8-16-24  
**Importance:** High

CAUTION: EXTERNAL

Hi all,

Reaching out as this is on the Council agenda today and we haven't seen any of the items outlined in my 8/16 letter. Someone should probably plan on coming to the Council Public Hearing today unless those can be submitted ASAP.

Thanks,

Joanna



**SAINT PAUL**  
MINNESOTA

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**From:** Joanna Zimny  
**Sent:** Friday, August 16, 2024 8:52 AM  
**To:** Scott Fergus <[scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)>; [espencer@gmhchousing.org](mailto:espencer@gmhchousing.org)  
**Cc:** Lisa Proechel <[lisaproechel@kw.com](mailto:lisaproechel@kw.com)>; Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>; Joe Yannarely <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>; Steve Magner <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Vicki Sheffer <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>  
**Subject:** 1117 Jenks Ave.Spencer R-R ltr.8-16-24

Attached please find a letter regarding the above matter.

Thank you,

Joanna



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