

Moermond, Marcia (CI-StPaul)

From: Jose.Amaya@usbank.com
Sent: Tuesday, April 01, 2014 10:04 AM
To: Moermond, Marcia (CI-StPaul)
Cc: Magner, Steve (CI-StPaul)
Subject: RE: Purchase of Property located at 444 Beacon Avenue
Attachments: 444 Beacon Ave-Proposal.pdf

Good Morning Marcia,

My uncle has completed formulating a work plan that outlines the specific areas of work we will be tackling until the work is completed in the 60 days that he has estimated. The additional month of city permission there will allow us to refine and plan accordingly if any unforeseen setbacks occur while the work is actually occurring. The one thing I did wish to ask you for was the address to which I can send the promissory affidavit of financial backing you requested. Please contact me with any other questions and try to stay warm.

Thank you for your time.

Jose Amaya
Paralegal
RMBS Risk Management
U.S. Bank National Association
West Side Flats
60 Livingston Avenue
St. Paul, MN 55107
jose.amaya@usbank.com

From: "Moermond, Marcia (CI-StPaul)" <marcia.moermond@ci.stpaul.mn.us>
To: "Jose.Amaya@usbank.com" <Jose.Amaya@usbank.com>,
Cc: "Magner, Steve (CI-StPaul)" <steve.magner@ci.stpaul.mn.us>
Date: 02/20/2014 10:40 AM
Subject: RE: Purchase of Property located at 444 Beacon Avenue

Good Morning Mr. Amaya,

From the City's perspective, the next step is to schedule hearings with me and then the City Council. A letter with those dates will be going out within the week.

It does sound as if you have things well underway, which should speed things along significantly. I look forward to working with you to get this property rehabilitated.

Marcia Moermond

From: Jose.Amaya@usbank.com [<mailto:Jose.Amaya@usbank.com>]
Sent: Wednesday, February 19, 2014 2:49 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Magner, Steve (CI-StPaul)
Subject: RE: Purchase of Property located at 444 Beacon Avenue

Hello Marcia,

I wanted to let you know that I finalized the purchase of 444 Beacon Avenue this afternoon and posted the \$5,000 bond with the city. All of the taxes on the property are up to date and no liens are against the property. I have nearly completed gathering all of the estimates from the contractors in order to fulfill the deficiencies in the compliance report. I just wanted to keep you up to speed with the developments and to seek further aid if there are other things I should be on the lookout for in order to make sure this matter transitions smoothly.

Thank you very much.

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From: "Moermond, Marcia (CI-StPaul)" <marcia.moermond@ci.stpaul.mn.us>
To: "Jose.Amaya@usbank.com" <Jose.Amaya@usbank.com>, "Jose.Amaya.Legal@gmail.com" <Jose.Amaya.Legal@gmail.com>,
Cc: "Henningson, Samantha (CI-StPaul)" <samantha.henningson@ci.stpaul.mn.us>, #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>, "Magner, Steve (CI-StPaul)" <steve.magner@ci.stpaul.mn.us>, "Vang, Mai (CI-StPaul)" <mai.vang@ci.stpaul.mn.us>
Date: 02/07/2014 12:47 PM
Subject: RE: Purchase of Property located at 444 Beacon Avenue

Good Afternoon Mr. Amaya,

I look forward to working with you in the process of getting this building up to minimum safety codes and am happy to brief you on the process.

The City Council withdrew the order for the removal or rehabilitation of this property because it became and federal property, not because there was a change in building conditions. This property can be sold because the city cannot govern whether a sale is permitted under our ordinances. So, after the property is sold, the city will again schedule hearings to consider an order for the building's removal or repair, due to nuisance conditions.

When those hearings are scheduled, I'll be the first stop on your way to Council. There are some standard conditions I look for before I will recommend to the Council to grant time for the building's rehabilitation. Note, they are the decision makers and can decide to act differently than my recommendation. The conditions I look for are these:

- 1) Posting of a \$5,000 performance deposit with the Department of Safety and Inspections;
- 2) Current property taxes and vacant building registration fees;
- 3) Code compliance inspection report – this indicates those items which must be addressed before a building can be re-occupied (this was issued November 19, 2013 and is attached);
- 4) Work plan which is consistent with the Code Compliance Report – the work plan should include realistic bids and a time table;
- 5) Documentation of the financial where-with-all to rehabilitate the structure;
- 6) Maintenance of the property; and
- 7) Occasionally/rarely, there are other conditions which are particular to an individual parcel which would need to be addressed, such as disputed ownership of a segment of the parcel.

Let me and Steve Magner know when you have acquired the parcel and we can get you on your way to a grant of time for the rehabilitation of 444 Beacon Ave. If you have questions, just email and I'll be happy to help.

~Marcia

From: Henningson, Samantha (CI-StPaul)
Sent: Tuesday, February 04, 2014 11:10 AM
To: Jose.Amaya@usbank.com; #CI-StPaul_Ward4
Cc: Jose.Amaya.Legal@gmail.com; Moermond, Marcia (CI-StPaul)
Subject: RE: Purchase of Property located at 444 Beacon Avenue

Jose,

Thank you for your email, and we're very glad to hear of your interest in restoring 444 Beacon Avenue. I have copied our Legislative Hearing Officer, Marcia Moermond, on this email, as she is the one who is most familiar with the timelines and procedures for vacant building repair. We are optimistic that you will be able to work within a reasonable timeline to rehab and reoccupy 444 Beacon.

Best,
Samantha
Legislative Aide to Councilmember Stark

From: Jose.Amaya@usbank.com [<mailto:Jose.Amaya@usbank.com>]
Sent: Monday, February 03, 2014 4:58 PM
To: #CI-StPaul_Ward4
Cc: Jose.Amaya.Legal@gmail.com
Subject: Purchase of Property located at 444 Beacon Avenue

Hello Mr. Stark,

My name is Jose Amaya and I am currently the potential buyer of the real property located at 444 Beacon Avenue within your ward. This property is currently classified as a category 3 and has immediate need for repairs and to be brought up to code so it ceases to be blight to the surrounding community, this is the goal I aim to accomplish. It was explained to me that because of the severity in the property's category, a hearing would have to take place after my eventual purchase of the property at which time you and your delegation will decide whether to assign me an allotted time span in order to make the necessary repairs. The reason for this message is because I wish to speak to you regards to the probability of said time span being permitted. I own a budding construction and remodeling business and have already had great success in fixing my current home located on 568 Western Avenue North, Saint Paul which was on the brink of devolving in a category 3 before I managed to purchase and revitalize it. As a result of this, both my capacity to accomplish the work or whether I have the resources to complete it are both moot, as my only true foreseeable hurdle in this matter is the bureaucratic red tape surrounding the property. Please contact me at the cellphone number listed below at your earliest convenience so that you may mentor me in the steps that would be required of me in order for this transaction to go forth smoothly and amicably. I appreciate you taking the time to read my message and hope to hear from you in the relatively near future.

Thank you.

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U.S. BANCORP made the following annotations

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-----[attachment "444 Beacon Ave.Code Compliance Report.11-19-14.pdf" deleted by Jose A Amaya/MN/USB]

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