

From: [Joanna Zimny](#)
To: [Ermias S Mekonnen](#); [Shana Koland](#)
Cc: [eyobg123@gmail.com](#)
Subject: RE: 1082 Loeb
Date: Thursday, April 13, 2023 7:27:00 AM
Attachments: [10821-Loeb-Ci-StPaul-Minnesota-D-8-1w-3-11-23.png](#)
[image001.png](#)

Good morning,

To address Ms. Koland's statement below that "the city doesn't have an issue granting you time before demolition occurs", I'd like to emphasize that (obviously) isn't my decision nor what I said; any potential timeline is something that is to be worked out with the Hearing Officer and ultimately the City Council's decision. A months long delay of demolition is unusual, which is why she's asking for a work plan/timeline to discuss. The timeline you submitted after the first hearing you attended Ms. Moermond had some concerns about, and is requesting a new timeline (more details will be in my formal follow up letter tomorrow). Tuesday's (4/11) hearing was the place to discuss those concerns in person and ask any clarifying questions you (purchasers) may have. My 3/31 email had this information. The next hearing will be 4/25 and I strongly encourage you to attend so these matters can be discussed in person.

Again, Ms. Moermond is willing to have this discussion but everyone needs to be at the table to have that conversation. Please let me know if you have any questions,

Thank you,
Joanna



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Please consider the environment before printing this email

From: Ermias S Mekonnen <sahl0025@umn.edu>
Sent: Wednesday, April 12, 2023 6:32 PM
To: Shana Koland <shana@grantjohnson.com>
Cc: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; eyobg123@gmail.com
Subject: Re: 1082 Loeb

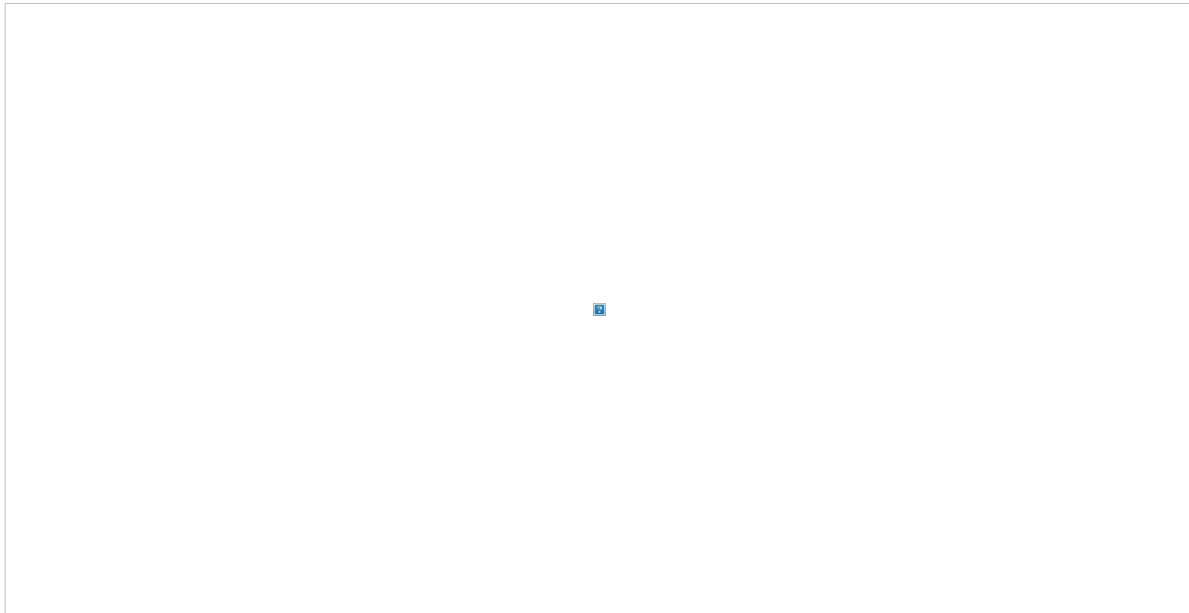
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Without construction plan documents, we can't involve subcontractors. And I did submit a timeline regarding the design and permitting process. We don't have a construction document yet.

On Wed, Apr 12, 2023, 6:19 PM Shana Koland <shana@grantjohnson.com> wrote:

Good afternoon,

To my understanding, the city doesn't have an issue granting you time before demolition occurs. To my understanding, to grant you that time, the city would like a more detailed work plan including projected dates for each step along with contractor information. Is that correct, Joanna?



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On Apr 12, 2023, at 6:11 PM, Ermias S Mekonnen <sahl0025@umn.edu> wrote:

We were told in the hearing; the hearing officer was supposed to present a recommendation to the city council. We may have missed understanding the process. We apologize.

Regarding the time, we are trying to accomplish something that usually takes 8 to 12 months with less than six months.

If the city demo the structure and bill us extra demo cost, pulse additional future utility connection cost, the project will not be feasible financially.

We need to sort this before closing

Thank you

On Wed, Apr 12, 2023, 5:46 PM Shana <shana@grantjohnson.com> wrote:

Please read below.

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----- Forwarded Message -----
From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
To: Shana Koland <shana@grantjohnson.com>
Sent: Wednesday, April 12, 2023, 03:12:16 PM CDT
Subject: RE: 1082 Loeb

Good afternoon,

As the purchasers didn't attend the Legislative Hearing on Tuesday, there will be further discussion (and they need to submit updated plans with a shorter timeline) about any potential delay of the demo of the property. That hearing will take place on April 25. I will copy you on that letter that goes out Friday.

Additionally, you seem to be using demo and rehab in a way we typically do not. If the current property is demolished, they would be building new construction, correct? Ms. Hovis did mention talk of them doing a pre-fab but the City's only concern is abatement of the nuisance condition, whether this is through demolition or rehab of the current structure. From my understanding their concerns hinge on wanting to delay demolition to coincide with this new construction, along with a request that utilities be cut off above-ground. Ms. Moermond is willing to discuss some sort of potential delay in the demolition with them (as a months-long delay is unusual), but they have to participate in these discussions.

To answer your question, should any delay of demolition occur they would receive a letter from our office outlining the recommendation to the City Council, as well as a copy of the resolution once passed.

Please let me know if I can help or assist with anything further.

Joanna

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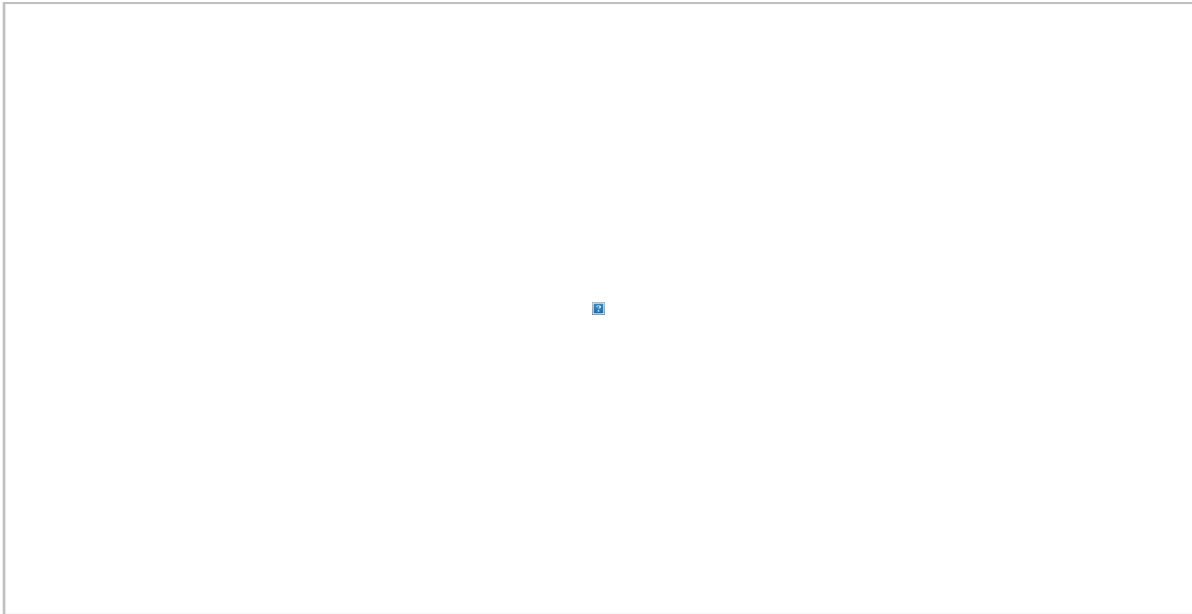
From: Shana Koland <shana@grantjohnson.com>
Sent: Wednesday, April 12, 2023 2:15 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: 1082 Loeb

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Hi Joanna,

I am the realtor that's been helping the buyers (Eyob & Ermias) on 1082 Loeb St St Paul. Before my buyers are willing to sign necessary paperwork to close the transaction, they are requesting a written letter from the city stating the house will not be demolished by the city before August. My buyers have a work plan to ensure rehab is begun by August but they want to verify the city will not demo it until my buyers have a chance to start the rehab process. What steps need to be completed on our end before the city would be willing to write a letter stating that the house will not be demoed until August?

Best,
Shana



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