

Moermond, Marcia (CI-StPaul)

From: Laura Orr <laura.orr@smrls.org>
Sent: Monday, October 21, 2019 3:43 PM
To: Caty Royce
Cc: Imam/Dr. Hassan Jaamici, Ph.D.; Moermond, Marcia (CI-StPaul); Larry Peterson
Subject: Re: About the title issue of 489 Sherburne

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

Dear Ms. Royce, Mr. Peterson, Imam Hassan, and Ms. Moermond:

I have identified each party to this e-mail message explicitly to make clear the four recipients of Imam Hassan's and then Ms. Royce's e-mail message this afternoon. I suspect that at least one prior e-mail message may have contained content not intended for all recipients. I will leave to each sender's discretion how to proceed regarding any error.

With regard to Mr. Stuff, I remain his representative--and only representative--for legislative hearings with Ms. Moermond. I have appreciated the guidance provided by the city for Mr. Stuff through these hearings. The hearings have also been helpful opportunities for me to identify to the city on Mr. Stuff's behalf both the obstacles and opportunities presented to Ms. Stuff, leading to valuable extensions that may indeed allow this home to be rehabilitated.

I will appear on Mr. Stuff's behalf at 9 A.M. tomorrow to explain 1) where progress has been made toward the expectations set at the last legislative hearing and 2) where further progress is expected to satisfy those expectations. On Mr. Stuff's behalf, I do intend to request more time for the expectations to be addressed.

Sincerely,

Laura Orr

Senior Attorney

Southern Minnesota Regional Legal Services

55 East Fifth Street, Suite 400

St. Paul, MN 55101

Direct Line: 651.894.6924

Client Intake: 651.222.4731

Office Phone: 651.222-5863

Office Fax: 651.297.6457

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On Mon, Oct 21, 2019 at 3:18 PM Caty Royce <caty@frogtownmn.org> wrote:

Mr. Stuff and I did finally find out from the bank that the lien has been satisfied. The manager of the Bank went on vacation but left me a message saying they were digging the satisfaction of lien document over. I'd rather we see it then take the guys' voicemail for verification.

Laura, can you request a one month extension [...]. We've got a real chance at resolution, especially with the news that the lien has been satisfied.

**Caty Royce, Frogtown Neighborhood Association
651-236-8699**

"There is never a moment in the future in which we will work out our salvation. The challenge is in the moment; the time is always now." James Baldwin

On Mon, Oct 21, 2019 at 2:27 PM Imam/Dr. Hassan Jaamici, Ph.D. <xasanjaamici@gmail.com> wrote:

Hi, Laura:

Marcia from the City did not respond until now. Tomorrow is hearing date at 9:00am. I will try to make it but I have some other commitments. I have already told attorney Laura that I am not moving forward this contract for deed until the title issue is resolved by Mr. Stuff based on due diligence provision in the contract.

Thanks,

On Thu, Oct 17, 2019 at 5:44 PM Laura Orr <laura.orr@smrls.org> wrote:

Dear Mr. Peterson:

On behalf of SMRLS, I do indeed represent William Stuff in his goal to avoid demolition of the house at 489 Sherburne Avenue. To any extent that I am involved, I must act within the scope of objectives, consent, and authorization of my client. Those duties require that I consult with my client at certain junctures. Because my client is currently homeless, and because his availability and mine do not always align, delays in my ability to respond meaningfully on behalf of my client do—and will—occur.

Mr. Stuff does not possess the abstract for the property. I am seeking referrals for a title company that may work, or even simply consult, on the matter. I am also seeking an attorney who may be willing to represent, co-counsel, or consult in representation of Mr. Stuff in the real estate transaction pro bono.

I learned of the balance due for property taxes today. Until February 2019, the property taxes were fully paid. At the end of February, accrued assessments related to the property's status as a Category 3 vacant property were levied. The property taxes only became outstanding after October 15 passed. Mr. Stuff had been understandably hesitant to make payment when many variables about the property and his housing stability remain to be resolved. He was unaware that the assessments had been applied to the property tax balance until today. Joe Yannarelli reported the balance of more recent assessments at the hearing on October 8, 2019. Pending assessments total \$1,420.40. Ms. Moermond explained at the hearing that additional assessments may be avoided through upkeep of the property (i.e., mowing the lawn, securing doors or windows that appear open or broken). The property also has an outstanding bill of \$134 for water service. Mr. Stuff is aware that you or Imam Hassan may propose amendments to the purchase agreement and terms of the discussed contact for deed as a result of the assessment information.

I understand that Ms. Royce and Mr. Stuff will visit a Highland Bank branch tomorrow for Mr. Stuff to confirm in person his consent for Highland Bank to communicate with me about the status of the recorded mortgage.

I will provide updates to the extent that I have information and authorization. Please note that my availability will be limited tomorrow.

Sincerely,

Laura Orr
Legal Advocacy for Older People
Southern Minnesota Regional Legal Services

Sent via iPhone

On Wednesday, October 16, 2019, Larry Peterson <ljp@plklaw.net> wrote:

You are either representing him or you are not. You need to respond to our concerns for and request for documentation for the seller of this property. You are jeopardizing our ability to avoid a demolition of this house.

Larry J. Peterson, Esq.

PETERSON, LOGREN & KILBURY

[1935 W. County Rd. B2](#)

[Suite 300](#)

[Roseville, MN 55113](#)

Phone: 651/647-0506

FAX: 651/647-0532

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From: Laura Orr <laura.orr@smrls.org>

Sent: Wednesday, October 16, 2019 5:27 PM

To: Caty Royce <caty@frogtownmn.org>

Cc: Imam/Dr. Hassan Jaamici, Ph.D. <xasanjaamici@gmail.com>; Larry Peterson <ljp@plklaw.net>

Subject: Re: About the title issue of 489 Sherburne

Dear Ms. Royce, Imam Hassan, and Mr. Peterson:

I will not be able to respond meaningfully to identified concerns without first consulting with my client, Mr. Stuff. Mr. Stuff is, and has been, my only client on this matter. To any extent that I am unable to consult with Mr. Stuff before Tuesday, know that I have consistently requested more time on Mr. Stuff's behalf since May.

Sincerely,

Laura Orr

Senior Attorney

Southern Minnesota Regional Legal Services

55 East Fifth Street, Suite 400

St. Paul, MN 55101

Direct Line: 651.894.6924

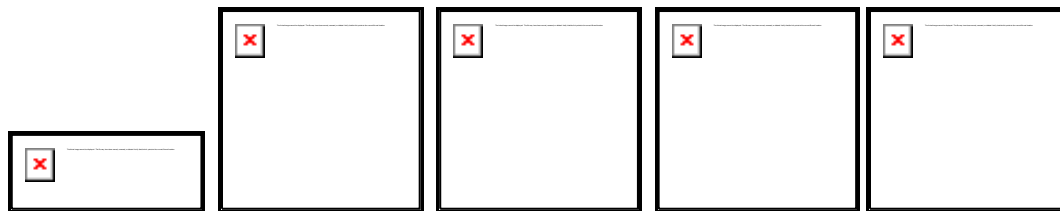
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On Wed, Oct 16, 2019 at 1:27 PM Caty Royce <caty@frogtownmn.org> wrote:

thank you, Imam. I texted Laura but did not hear back. I think it is critical to push back on Marcia Moermond's every two week deadline. Mr. Stuff is suffering from some form of mental health disability that makes it very difficult to stay on timelines. We need him to get to the bank so we can get the bank talking to Laura and to get this debt that is now a lien into a different form of debt against the nephew who illegally obtained the funds from the bank. Can we use the ADA in this situation to demand some form of special allowance (forgetting the legal term) and more time to set this resolution in motion?

Caty Royce, Frogtown Neighborhood Association

651-236-8699

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On Wed, Oct 16, 2019 at 10:27 AM Imam/Dr. Hassan Jaamici, Ph.D. <xasanjaamici@gmail.com> wrote:

Hi, Laura

Yesterday, I and Caty discussed about Mr. Stuff and how he is not cooperation with you about resolving the title issue. Therefore, we agreed that you should request one month extension from the City. I don't think I will have every thing completed by Oct. 22, without resolving title issue. It is the essential part of my move to sign a contract with my investor and the construction companies.

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The prophet Muhammad (PBU) stated: "What actions are most excellent? To gladden the heart of human beings, to feed the hungry, to help the afflicted, to lighten the sorrow of the sorrowful, and to remove the sufferings of the injured." (Bukhari)

Imam/Dr. Hassan Mohamud (Xasan Jaamici), J.D. in American Law & Ph.D. in Sharia Law.

Professor of Islamic University of Minnesota

Former Adjunct Professor of William Mitchell College of Law

Imam of Islamic Dawah Center and Dean of Minnesota Dawah Institute

[478 University Avenue West](#)

[St. Paul, MN 55103](#)

email: xasanjaamici@gmail.com

Tel. 612-229-9483

Tel. 651-224-6722

Tel. 651-917-0633

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