

From: [Zimny, Joanna \(CI-StPaul\)](#)
To: [Denise Traylor](#)
Cc: [Vang, Mai \(CI-StPaul\)](#); [Humphrey, Robert \(CI-StPaul\)](#)
Subject: RE: 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22
Date: Wednesday, July 6, 2022 8:09:00 AM
Attachments: [image001.png](#)
[image003.png](#)

Hi Denise,

City code stipulates that title cannot transfer until the rehabilitation is complete and code compliance certificate is received/nuisance is abated. It sounds like you're aware of this, and the Purchase agreement submitted by Krippner was approved by the hearing officer.

It would probably be helpful to make sure that the purchaser has a copy of that letter with the requirements, as we haven't heard from him directly. It will be expected that once that PA is executed he get that Performance Deposit posted and start pulling together bids and a work plan based on that Code Compliance Inspection. The biggest thing to be done before that July 26 hearing is to get that Performance Deposit posted, but the further he can be in pulling the remaining documents/financing together the more to the good as far as getting that Code Compliance Inspection to be continued and not let it expire.

Let me know if you have questions, or call us at 651-266-8585, both Mai and I are happy to answer questions as well. I know sometimes written answers are better in cases like this.

Thanks,
Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8515

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

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From: Denise Traylor <denise.traylor@pillarts.com>
Sent: Wednesday, July 6, 2022 8:00 AM

To: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>
Cc: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Bruhn, Nathan (CI-StPaul) <nathan.bruhn@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Dornfeld, Matt (CI-StPaul) <matt.dornfeld@ci.stpaul.mn.us>
Subject: RE: 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22

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

Thank you so much for all of your help

Denise Traylor-Closer
Pillar Title
3050 Centre Pointe Drive
Suite 30
Roseville MN 55113
P-651-802-8815 F-651-800-4198
Denise.traylor@pillarts.com

From: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>
Sent: Wednesday, July 6, 2022 7:51 AM
To: Denise Traylor <denise.traylor@pillarts.com>
Cc: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Bruhn, Nathan (CI-StPaul) <nathan.bruhn@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Dornfeld, Matt (CI-StPaul) <matt.dornfeld@ci.stpaul.mn.us>
Subject: FW: 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22
Importance: High

Good Morning Denise,

This is the latest from the Legislative Hearing Officer. Feel free to reach out to me or, in this case, may be better to speak with Ms. Vang or Ms. Zimny. The code compliance is set to expire on 7/30. It's something the City Building Official **could** extend for a brief period if we see some progress on facilitating the rehabilitation.

Always happy to help but I am in more of an informative role on the Category IIIs while I facilitate the Category II sale approval process.

Sincerely,

--Robert



Robert Humphrey
DSI Inspector III
Department of Safety and Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101
P: 651-266-9123
F: 651-266-1919
robert.humphrey@ci.stpaul.mn.us
www.StPaul.gov

From: Denise Traylor denise.traylor@pillarts.com
Sent: Wednesday, July 6, 2022 7:07 AM
To: Humphrey, Robert (CI-StPaul) robert.humphrey@ci.stpaul.mn.us
Cc: Sheffer, Vicki (CI-StPaul) vicki.sheffer@ci.stpaul.mn.us
Subject: RE: # 101158.22 587 Cook Ave E

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

Good Morning

Can you please give me the requirements needed to close on this property?

Right now this is set up that the purchase transaction can't be transfer until the code of compliance is completed.

Denise Traylor-Closer
Pillar Title
3050 Centre Pointe Drive
Suite 30
Roseville MN 55113
P-651-802-8815 F-651-800-4198
Denise.traylor@pillarts.com

From: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>
Sent: Tuesday, July 5, 2022 3:33 PM
To: Denise Traylor <denise.traylor@pillarts.com>
Cc: Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>
Subject: FW: # 101158.22 587 Cook Ave E

Good Afternoon Denise,

More importantly, this building CAN NOT close as it's a Category III Vacant Building. Feel free to call me for details. There was one document I couldn't open in "the system" this Afternoon I will review tomorrow morning.

--Robert



Robert Humphrey
DSI Inspector III
Department of Safety and Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101
P: 651-266-9123
F: 651-266-1919
robert.humphrey@ci.stpaul.mn.us
www.StPaul.gov

From: *CI-StPaul_DSIWeb <DSIWeb@ci.stpaul.mn.us>
Sent: Tuesday, July 5, 2022 2:11 PM
To: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>
Cc: Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>
Subject: FW: # 101158.22 587 Cook Ave E

From: Denise Traylor <denise.traylor@pillarts.com>
Sent: Tuesday, July 5, 2022 9:31 AM
To: *CI-StPaul_DSIWeb <DSIWeb@ci.stpaul.mn.us>
Subject: # 101158.22 587 Cook Ave E

Good Morning

I am working on a purchase of 587 Cook Ave E, St Paul. Can you please let me know if there will be another vacant building registration fee assessed to this property? Closing will take place on the 7th of July

Denise Traylor-Closer
Pillar Title
3050 Centre Pointe Drive
Suite 30
Roseville MN 55113
P-651-802-8815 F-651-800-4198
Denise.traylor@pillarts.com

From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Sent: Monday, June 27, 2022 10:51 AM
To: JERRY KRIPPNER <JSKRIPP7@msn.com>; frs4526@gmail.com
Cc: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>
Subject: 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22
Importance: High

Attached please find a letter regarding the above matter.

Please note that the Legislative Hearing date has changed from our initial conversation, Mr. Krippner, as it was unable to make the Council agenda earlier to be referred back. See letter for new date.



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov



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