

## Vang, Mai (CI-StPaul)

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**From:** Bill Barnett <billbarnett@zebra.net>  
**Sent:** Wednesday, February 25, 2015 12:01 PM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Subject:** 688 E 6th St Work Plan

Attn: Mai Vang     This is the preliminary Work Plan for Completing the Repair of 688 E. 6th St.

- 1) Intentions for the property: To complete the repair items on the CC Report dated 1/27/2015, obtain a certificate of occupancy, which allows the property to be sold. I was contracted by Joe Palen, a friend and the owner of the property, to insure that this gets accomplished as soon as possible. Joe has given me power of attorney to facilitate this process.
- 2) Introduction & background: The property is a duplex which was purchased as an investment. Joe's business is not real estate, it's restaurant supplies, which he was providing to the an adjacent building and restaurant (now the Strip Club on the corner of Maria & 6th St. Joe entrusted the work to Lou Sudheimer, a Real estate broker and developer and there were some misunderstandings which resulted in delays in getting the duplex rehabbed in order to obtain a Certificate of Occupancy. There were continuous delays. So Joe asked me to sell the duplex for him, and I discovered that it couldn't be sold until the C of O was issued, because the property was recently declared a Category 3 vacant property. The new CC Report was issued on 1/27/2015. I went to the hearing on 2/10/2015 and was subsequently sent a list of conditions to be met in order for the City Council to issue a grant of time to finally complete the project, and get the C of O in order to put the property up for sale.
- 3) Goal and Objectives: To complete the items on the CC Report, and obtain a C of O. Steps have been taken to do this....a \$5,000 Performance Bond was required by the DSI and it was promptly obtained. A licensed general contractor was hired, AllSide Construction. The company came highly recommended, and the owner, Viktor, is competent and seems easy to work with. He has stated to me that he can complete the entire project, including the separate garage work in 3 months maximum, well ahead of the 6 months that the DSI stated when Viktor obtained the Building Permit, which has been posted on the Property. These are achievable goals and we have received the same positive responses from the electrical contractor, McCauley Electric, whom I have worked with in the past, and from the plumbing, whom I have not worked with. I am getting a 2nd plumbing estimate because of some possible complications, which I will go into detail at a later date. The heating contractor has already completed his work, which mainly consisted of cleaning and Orsat testing the boiler, and providing his Heating System Test Report to the DSI.
- 4) Resources, Accountability & Project Funding: I have provided a statement from Platinum Bank stating the owner has sufficient funds to finance the project. In addition I have set up a dedicated account at Wells Fargo Bank also dedicated to this project. All the contractors are licensed, bonded and insured, and the building is, of course, insured. If any unforeseen problems occur, the funds are available to ultimately complete the work, and the only delays anticipated will be for exterior work, weather permitting, but that can be accomplished within the time frame granted. I honestly don't foresee any delays. I will stay in steady communication with all parties involved and will receive daily reports about progress.

Thank you for your time. Respectfully Submitted, Bill Barnett AIF for Joseph Palen.