

## Vang, Mai (CI-StPaul)

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Thursday, July 21, 2016 10:54 AM  
**To:** Ryan North  
**Cc:** Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul)  
**Subject:** RE: 929 W. 7th Request for Extension of Stay of Enforcement

Mr. Ryan,

I appreciate that \$5,000 is no small amount of money, which is one of the reasons I am loathe to recommend your current \$5,000 deposit be forfeited for non-performance. However, there are several important reasons I think an additional \$5,000 needs to be deposited with the City. First, it is standard practice for the City Council to require this after a project has failed to be completed in the time granted and I do not see a circumstance unique to you which would cause me to recommend the Council deviate from this policy. I have also developed concern over your financial capacity to manage this project. It is significant that you have not started the building's rehabilitation. Also, the letter you shared from your bank was intended to show your capacity. In retrospect, it did not adequately do that, as the arrangement you had with the bank about not starting building rehabilitation was not adequately disclosed.

I'm sorry I cannot accommodate your request to change my recommendation. Please note, the two \$5,000 performance deposits will be returned to you with interest, upon written request, after you get your certificate of occupancy (aka certificate of code compliance). I look forward to hearing seeing your project progress and your revised plans for its completion.

Sincerely, Marcia Moermond

**From:** Ryan North [<mailto:ryanpaulnorth@gmail.com>]  
**Sent:** Wednesday, July 20, 2016 3:10 PM  
**To:** Moermond, Marcia (CI-StPaul)  
**Subject:** Re: 929 W. 7th Request for Extension of Stay of Enforcement

Ms. Moermond,

I would ask/beg that we not be asked to provide an additional \$5000. While this was asked of the previous owner, unlike them, we have proven that we are in this for the long run. We have already put more than \$60,000 into the renovation of the space. I would be happy to provide documentation on the work that has already been performed. An additional \$5000 would create a personal hardship for us.

The bank is very aware of what's going on. They said they would close on the loan as soon as the City Council voted (yes) on the liquor license.

Please Ms. Moermond... this has been such a difficult journey. We have shown great persistence and ask that you consider our efforts over the past 8 months as \$5000 worth of sweat equity.

Thank you so much.

Ryan North

On Wed, Jul 20, 2016 at 10:37 AM, Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)> wrote:

Attached.