

Vang, Mai (CI-StPaul)

From: Reisetter, Jonathan (CI-StPaul)
Sent: Wednesday, June 22, 2022 11:49 AM
To: Bistodeau, Travis (CI-StPaul); Moermond, Marcia (CI-StPaul); Wiese, Angie (CI-StPaul)
Cc: Neis, Adrian (CI-StPaul); Hoban, David (CI-StPaul); Goodman, Nicolle (CI-StPaul); Newel, Debra (CI-StPaul); Wolfe, Jenny (CI-StPaul); Ulrich, Beth (CI-StPaul); Vang, Mai (CI-StPaul)
Subject: Re: Best Steak House's Lease

Hi Marcia, all,

Here is my accounting of time for this project. Once Beth introduced me to the business owners, they were submitting things to me.

- February 2021 - PM's first contact with business owners
- March 2021 - application for HRA assistance submitted
- March 2021 - internal forms submitted for Historic and Environmental Reviews
- April 2021 - Environmental Review completed, no issues
- April - May, 2021 - business collecting names and addresses of clientele for low-mod income area analysis
- June 10, 2021 - Low-Mod Income Area analysis complete. Not qualified by this criteria.
- July 2021 - Low-Mod Income Job Retention criteria determined possible
- September 2021 - March 2022 - seeking additional bids from contractors on the CERT-certified list, licensed contractors
- March 2022 - internal prep for Resource Team meeting
- April 27, 2022 - Resource Team meeting; questions about scope of work, bids
- June 15, 2022 - Resource Team meeting and approval; questions about terms of lease

Let me know if there are any questions.

Thanks,
Jonathan

Jonathan Reisetter

Senior Project Manager

Pronouns: he/him

Planning and Economic Development

25 W 4th St, Suite 1300

Saint Paul, MN 55102

P: 651-266-9119

Email: jonathan.reisetter@stpaul.gov

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us>
Sent: Wednesday, June 22, 2022 10:44 AM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Wiese, Angie (CI-StPaul) <angie.wiese@ci.stpaul.mn.us>
Cc: Neis, Adrian (CI-StPaul) <adrian.neis@ci.stpaul.mn.us>; Hoban, David (CI-StPaul) <David.Hoban@ci.stpaul.mn.us>; Goodman, Nicolle (CI-StPaul) <Nicolle.Goodman@ci.stpaul.mn.us>; Reisetter, Jonathan (CI-StPaul) <Jonathan.Reisetter@ci.stpaul.mn.us>; Newel, Debra (CI-StPaul) <Debra.Newel@ci.stpaul.mn.us>; Wolfe, Jenny (CI-StPaul) <jenny.wolfe@ci.stpaul.mn.us>; Ulrich, Beth (CI-StPaul) <beth.ulrich@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: RE: Best Steak House's Lease

Thank you Marcia!

Jonathan-can you send Marcia the application and chronology here?

Thanks all,



SAINT PAUL
MINNESOTA

Travis Bistodeau

Pronouns: he/him/his
Deputy Director
Planning and Economic Development
1300 City Hall Annex, 25 West 4th Street
Saint Paul, MN 55102
P: 651-266-1922
C: 612-251-4166
Email: travis.bistodeau@ci.stpaul.mn.us



From: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Sent: Wednesday, June 22, 2022 10:20 AM
To: Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us>; Wiese, Angie (CI-StPaul) <angie.wiese@ci.stpaul.mn.us>
Cc: Neis, Adrian (CI-StPaul) <adrian.neis@ci.stpaul.mn.us>; Hoban, David (CI-StPaul) <David.Hoban@ci.stpaul.mn.us>; Goodman, Nicolle (CI-StPaul) <Nicolle.Goodman@ci.stpaul.mn.us>; Reisetter, Jonathan (CI-StPaul) <Jonathan.Reisetter@ci.stpaul.mn.us>; Newel, Debra (CI-StPaul) <Debra.Newel@ci.stpaul.mn.us>; Wolfe, Jenny (CI-StPaul) <jenny.wolfe@ci.stpaul.mn.us>; Ulrich, Beth (CI-StPaul) <beth.ulrich@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: RE: Best Steak House's Lease

Good Morning All,

I will get a resolution on the Council agenda granting an extension to October 1.

Can I get some details on when application was made, to whom, and the nature of the delays? I spoke originally with Beth Ulrich in January and know referrals were made at that time. I know they worked hard in December and January to get bids, so they had some basic information in seeking business assistance from the city or a partner organization.

Thank you, Marcia

From: Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us>
Sent: Wednesday, June 22, 2022 7:00 AM
To: Wiese, Angie (CI-StPaul) <angie.wiese@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Cc: Neis, Adrian (CI-StPaul) <adrian.neis@ci.stpaul.mn.us>; Hoban, David (CI-StPaul) <David.Hoban@ci.stpaul.mn.us>; Goodman, Nicolle (CI-StPaul) <Nicolle.Goodman@ci.stpaul.mn.us>; Reisetter, Jonathan (CI-StPaul) <Jonathan.Reisetter@ci.stpaul.mn.us>; Newel, Debra (CI-StPaul) <Debra.Newel@ci.stpaul.mn.us>; Wolfe, Jenny (CI-StPaul) <jenny.wolfe@ci.stpaul.mn.us>
Subject: RE: Best Steak House's Lease

Thanks Director.

Marcia-please see my email below. Would it be possible to obtain a 90 day extension for this case?

Thank you,



**SAINT PAUL
MINNESOTA**

Travis Bistodeau
Pronouns: he/him/his
Deputy Director
Planning and Economic Development
1300 City Hall Annex, 25 West 4th Street
Saint Paul, MN 55102
P: 651-266-1922
C: 612-251-4166
Email: travis.bistodeau@ci.stpaul.mn.us



From: Wiese, Angie (CI-StPaul) <angie.wiese@ci.stpaul.mn.us>
Sent: Tuesday, June 21, 2022 6:13 PM
To: Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us>
Cc: Neis, Adrian (CI-StPaul) <adrian.neis@ci.stpaul.mn.us>; Hoban, David (CI-StPaul) <David.Hoban@ci.stpaul.mn.us>; Goodman, Nicolle (CI-StPaul) <Nicolle.Goodman@ci.stpaul.mn.us>; Reisetter, Jonathan (CI-StPaul) <Jonathan.Reisetter@ci.stpaul.mn.us>; Newel, Debra (CI-StPaul) <Debra.Newel@ci.stpaul.mn.us>; Wolfe, Jenny (CI-StPaul) <jenny.wolfe@ci.stpaul.mn.us>
Subject: Re: Best Steak House's Lease

This date was set by the hearing officer so we would need to loop her in. Do you want to initiate that?

Angie Wiese, PE, CBO

On Jun 21, 2022, at 4:37 PM, Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us> wrote:

Director Wiese/David/AJ,

From the PED perspective, it appears that the "Best Steak House" is making a good faith effort to address the hood deficiency that has been observed during recent Fire Safety inspections. We are in the process of working with the business owner on financing to support the installation of an additional hood over the gyro machine. However, we are not likely to have this funding secured before the 7/1/22 compliance deadline.

Given that this small business is still recovering/experiencing the impacts of the pandemic and a substantial portion of their sales originates from gyros, would it be possible, and reasonably safe, to grant the business another 90 extension to finalize our financing and have the hood installed? Please be aware that it is possible that another, shorter, extension may be requested if issues outside the control of the business in having the hood installed (contractor issues, supply chain challenges, etc) develop in the near future.

Thank you for your consideration,



Travis Bistodeau

Pronouns: he/him/his

Deputy Director

Planning and Economic Development

1300 City Hall Annex, 25 West 4th Street

Saint Paul, MN 55102

P: 651-266-1922

C: 612-251-4166

Email: travis.bistodeau@ci.stpaul.mn.us



From: Goodman, Nicolle (CI-StPaul) <Nicolle.Goodman@ci.stpaul.mn.us>

Sent: Tuesday, June 21, 2022 9:27 AM

To: Reisetter, Jonathan (CI-StPaul) <Jonathan.Reisetter@ci.stpaul.mn.us>; Wolfe, Jenny (CI-StPaul) <jenny.wolfe@ci.stpaul.mn.us>; Newel, Debra (CI-StPaul) <Debra.Newel@ci.stpaul.mn.us>; Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us>

Subject: RE: Best Steak House's Lease

Looping in Travis to see if he can help with the DSI situation.

From: Reisetter, Jonathan (CI-StPaul) <Jonathan.Reisetter@ci.stpaul.mn.us>

Sent: Tuesday, June 21, 2022 9:25 AM

To: Wolfe, Jenny (CI-StPaul) <jenny.wolfe@ci.stpaul.mn.us>; Goodman, Nicolle (CI-StPaul)

<Nicolle.Goodman@ci.stpaul.mn.us>; Newel, Debra (CI-StPaul) <Debra.Newel@ci.stpaul.mn.us>

Subject: Re: Best Steak House's Lease

On July 1, either they will need to turn off the gyro machine until changes are made; or, if we/they can show that progress is being made toward a solution, DSI may allow them to operate as they have been until the changes are made. I don't know which of those are more likely.

Jonathan

From: Wolfe, Jenny (CI-StPaul) <jenny.wolfe@ci.stpaul.mn.us>

Sent: Tuesday, June 21, 2022 7:00 AM

To: Reisetter, Jonathan (CI-StPaul) <Jonathan.Reisetter@ci.stpaul.mn.us>; Goodman, Nicolle (CI-StPaul) <Nicolle.Goodman@ci.stpaul.mn.us>; Newel, Debra (CI-StPaul) <Debra.Newel@ci.stpaul.mn.us>

Subject: RE: Best Steak House's Lease

Jonathan, thank you for providing this information. You mentioned during RT that they had a July 1 deadline with DSI. What action do you believe will need to be taken or in motion prior to this date?

Jenny

From: Reisetter, Jonathan (CI-StPaul) <Jonathan.Reisetter@ci.stpaul.mn.us>

Sent: Friday, June 17, 2022 2:50 PM

To: Goodman, Nicolle (CI-StPaul) <Nicolle.Goodman@ci.stpaul.mn.us>; Newel, Debra (CI-StPaul) <Debra.Newel@ci.stpaul.mn.us>; Wolfe, Jenny (CI-StPaul) <jenny.wolfe@ci.stpaul.mn.us>

Subject: Best Steak House's Lease

Hi Deb, Nicolle and Jenny,

Following up on my item from Wednesday's Resource Committee for Best Steak House on White Bear Ave.

Attached are copies of an original lease from 1994 and the 5th amendment to that lease, dated January 14, 2020, which extends until November 30, 2027, with an option to renew for 8 years.

The 5th amendment incorrectly refers to the original lease as "a lease dated August 8, 2016." In fact, the August 8, 2016 document was the 3rd amendment to the original 1994 lease.

- It looks like the current lease amendment would carry through the HUD 5-year review period required for CDBG, but would want Deb to confirm that the tenant is secure for the duration of the current lease amendment. If we did a loan with more than a 5-year term, is their option to renew sufficient for us, or are there any concerns with that?
- Please review Section 13 of the lease, "Alterations and Improvements". Tenant improvements need to be approved by landlord. Looks like consent to make improvements could include a requirement to remove improvements at the end of a lease term. Doubtful they'd ask them to do this, but we'd want them to get a written understanding.

Are there any other concerns with this lease?

Thanks,
Jonathan