

Moermond, Marcia (CI-StPaul)

From: Moermond, Marcia (CI-StPaul)
Sent: Tuesday, November 12, 2019 10:38 AM
To: 'Laura Orr'; Imam/Dr. Hassan Jaamici, Ph.D.
Cc: Larry Peterson; Caty Royce; Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Sheffer, Vicki (CI-StPaul); Soley, Reid (CI-StPaul)
Subject: RE: 489 Sherburne Ave.R-R - Satisfaction of Mortgage

Good Morning Ms. Orr, Imam Hassan and Mr. Peterson,

I am happy to provide clarity on the performance deposit requirement. The \$5,000 performance deposit is a commitment that the rehabilitation of the property will be completed within 180 days of the Council's grant of time for the work to occur. ***If the Council does not grant the time or the rehabber/owner changes their plans, the money is returned upon written request to DSI.***

I will not be forwarding a recommendation to the Council to grant time for the rehab until the purchase agreement, scope of work, financing, etc. are in place – *so the 180-day clock won't start for a little while.* If the work takes longer than 180 days, our practice is to continue the performance deposit if the work is more than 50% complete.

In my October 24, 2019 letter I committed to ask the City Council to delay action on this case if 3 conditions were met –

1. \$5,000 performance deposit is posted with the Department of Safety and Inspection – *I am hopeful that my formal confirmation above assures you that the performance deposit is returned if the project does not go forward;*
2. Documentation of clear title and satisfaction of the mortgage is provided – *I have the Satisfaction from Highland Bank and consider this condition has been met;* and
3. the property must continue to be maintained – *I note again that there continue to be problems with property maintenance, most recently the tires by the garage which were ordered removed on 10/24/19 and cleaned up by the City on 11/6/19. I am hopeful Imam Hassan's commitment to maintain the property will resolve the need to send monthly property maintenance orders.*

If the \$5,000 performance deposit is posted by 3 p.m. tomorrow, I will ask the City Council to send this back to Legislative Hearing January 14, 2020. By that date, I would anticipate there would be a scope of work, financing, etc. place for review and approval. If you complete these prior to January 14, 2020 I would be happy to schedule a hearing on December 10, 2019. As soon as DSI staff and I can review and approve the plans, etc., permits can be pulled to begin work.

Please let me know if you have additional questions. Sincerely, Marcia

Marcia Moermond
Legislative Hearing Officer & Sr. Policy Analyst
Saint Paul City Council
651-266-8570

From: Laura Orr [mailto:laura.orr@smrls.org]
Sent: Tuesday, November 12, 2019 9:39 AM
To: Imam/Dr. Hassan Jaamici, Ph.D. <xasanjaamici@gmail.com>
Cc: Larry Peterson <LJP@plklaw.net>; Caty Royce <caty@frogtownmn.org>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul)

<vicki.sheffer@ci.stpaul.mn.us>; Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>

Subject: Re: 489 Sherburne Ave.R-R - Satisfaction of Mortgage

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

Dear employees of the City of St. Paul, Imam Hassan, Mr. Peterson, and Ms. Royce:

I plan to appear on behalf of Mr. Stuff at today's city council meeting unless I receive prior confirmation that the consent agenda will include a recommendation to refer the matter back to legislative hearings on November 26, 2019.

Mr. Stuff will not be available to review and sign an amended version of the purchase agreement, as requested by the purchaser (Imam Hassan) and his investor (Larry Peterson), until Thursday afternoon.

I will follow up with Imam Hassan and Mr. Peterson via separate correspondence regarding the purchase agreement at a late time. My schedule involves limited availability until this afternoon's city council meeting, but I will be checking e-mail and voicemail. Thank you.

Sincerely,

Laura Orr

Senior Attorney

Southern Minnesota Regional Legal Services

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On Tue, Nov 12, 2019 at 7:08 AM Imam/Dr. Hassan Jaamici, Ph.D. <xasanjaamici@gmail.com> wrote:

As Mr. Stuff's attorney, Laura requested I and My Investor are expecting that the City will confirm in writing the deposit check will be returned in 6-8 weeks if there is any cloud on the title. In addition, I and my investor are also expecting that Mr. Stuff and his attorney will do amendments in the contract for deed or PA as we requested regarding the payment plan if we (new owners) will cover any pending assessment costs plus the cost of the abstract title.

We may not deposit the check today if we did not receive all above mentioned information or documents.

Thanks,

On Thu, Nov 7, 2019 at 4:49 PM Laura Orr <laura.orr@smrls.org> wrote:

Dear Ms. Moermond:

I write as follow up to a letter sent to you by Caty Royce on behalf of the Frogtown Neighborhood Association this afternoon. I have attached as a PDF file the Satisfaction of Mortgage document provided by Highland Bank and filed by Mr. Stuff Tuesday morning with Ms. Royce's assistance.

Imam Hassan and I have exchanged e-mail and voicemail messages on matters related to the \$5,000 performance deposit expected before the City Council Public Hearing on November 13, 2019. The investor with whom Imam Hassan has been in contact (Larry Peterson) will not advance the \$5,000 until he (Mr. Peterson) receives a current abstract of title. I have exchanged three voicemail messages with employees of Watermark Title regarding timelines and costs for creating an abstract of title.

Meanwhile, I would like to confirm my understanding of information discussed at the last legislative hearing on October 22, 2019: if Mr. Peterson advances the \$5,000 for the performance deposit for the property by November 13, 2019, and later learns that there is a cloud on the title revealed by the abstract of title and not noted via the title report obtained by the city or by a review of Ramsey County Property Records, the city would return the deposit to Mr. Peterson upon request and after a processing time that would take no more than 6-8 weeks. Any written confirmation of this information on behalf of the city would be much appreciated. Thank you.

Sincerely,

Laura Orr

Senior Attorney

Southern Minnesota Regional Legal Services

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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.

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