

## Zimny, Joanna (CI-StPaul)

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**From:** quickturnpropertyservicesllc@yahoo.com  
**Sent:** Wednesday, February 12, 2020 5:26 PM  
**To:** mkattar@usfamily.net; Lightner, Lauren; jfkattar@usfamily.net; Moermond, Marcia (CI-StPaul)  
**Cc:** Vang, Mai (CI-StPaul); Zimny, Joanna (CI-StPaul); Magner, Steve (CI-StPaul)  
**Subject:** Re: 1904 Princeton Avenue

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

Good Evening,

Currently I have not received any signed contracts nor have I heard from the potential client. Unfortunately, this would not allow me to complete the job this weekend.

I would need her to provide me with steadfast dates and times. I feel three days would be sufficient to get it to an inspect-able state. I would need 5 to 10 days notice for staffing. At this point she may have to contract with another company that has a crew more readily available.

Thank you again for your time and Consideration,

Craig Swalchick

On Tuesday, February 11, 2020, 01:33:25 PM CST, Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

All,

Is there a specific request for an extension to clean out the house to prepare it for a code compliance inspection? On January 14, a one-month deadline was put in place and it appears this will not be met. If there is a contract with a company to do the clean out which has specific, near-term deadlines and payment arrangements are agreed upon, I would be willing to look at an extension. Please note, February 25<sup>th</sup> is the next hearing date, which is 3 months after our initial hearing which identified the clean out as the first thing which needed to be addressed.

With respect to the condition of the property, the entire purpose of allowing time for the clean out is to get a team of trades inspectors in to do a code compliance inspection. City inspectors have not been in the property for at least 13 years. We need to hear from them at this point to determine what is necessary to make the property minimally code compliant.

Please respond with a signed agreement and extension request for consideration.

Thank you, Marcia Moermond

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**From:** quickturnpropertyservicesllc@yahoo.com <quickturnpropertyservicesllc@yahoo.com>  
**Sent:** Monday, February 10, 2020 7:16 PM  
**To:** Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; mkattar@usfamily.net; Lightner, Lauren <lauren.lightner@CO.RAMSEY.MN.US>  
**Subject:** Re: 1904 Princeton Avenue

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

Good Evening,

I thought I would touch base regarding the potential work for Mr. and Mrs. Kattar. The reason why this weekend was initially offered was because my staffing levels are pretty good as it is a holiday weekend. As you know, the majority of my staff work full time in helping professions such as police officers, inspectors, firefighters, and medics which limit their availability and unfortunately cause me to schedule and staff 5 to 10 days before a project begins. This weekend, I would be available to help with the project in the event I am unable to staff the job with firefighters or inspectors.

The great thing about how we work and bill is the fact that we bill based on hour and day. We could start the project and in the event her daughter has her grand child, we could button up the house and send the crew home. As payment for day one is made on contract signing, and each subsequent day is paid at the end of the day prior, we would be already paid for work, so no delay in issuing the check, and we would be able to refund the prorated amount if we were asked not to come back.

After being in the home, it truly needs some minor routine maintenance and cleaning. I did not conduct a full inspection nor bring a flash light and dig around, however, the only outright concern I have would be the clutter and smoke/co detectors. I did not look outside as it was snowing significantly. She has new appliances, a fridge that has never been used, the heat is on and working, she has power and water. The bathroom is functional, and she has 36 inch clearances currently around the fuel burning appliances down stairs. She does need smokes and co's but that is almost every home we go into which usually can be obtained by a property owner for free from the local fire department, St. Paul usually has a few on hand. The ceiling on the first floor needs some minor patch work but it appears all facilities function as they should.

Being a member of MN Association of Housing and Code Officials as well as the International Code Council, and having worked as a Senior Code Enforcement Official, Police Officer, Housing Inspector and Property Maintenance Inspector, and holding various certifications from ICC in inspections, I did not see anything in the home other than the clutter, and lack of Smoke Detectors that would make the home un-inhabitable. Of course there may be some hidden issues, but the exposed concrete foundations in the basement that were visible had normal wear, but nothing structural, the walls have cracks, but what old house with lathe and plaster walls does not.

I know we can make significant progress even just on the first floor. She has a bed room, bathroom and food preparation areas on the first floor so making a dent in that could over all bring the home almost habitable.

I would say this decision falls into the hands of Marcia as she is overseeing the deadlines and details. If this weekend does not work for anyone, I would need suggestions on three day blocks of time that work for all parties, specifically the City and Mary.

Thanks again for your time,

Cordially,

Craig Swalchick

On Monday, February 10, 2020, 03:57:54 PM CST, Lightner, Lauren <[lauren.lightner@co.ramsey.mn.us](mailto:lauren.lightner@co.ramsey.mn.us)> wrote:

Good Afternoon,

I spoke to MaryJo Kattar this afternoon. We talked about the estimate that she has received from Quickturn. She shared with me that she is inclined to hire Quickturn, but, she is concerned about hiring them for this coming weekend- the 14<sup>th</sup> of February. The reason for this is- The Kattar's daughter, Kristen Carlson, is 9 months pregnant with her 5<sup>th</sup> child. MaryJo is the only person available to watch the 4 children while her daughter is in the hospital having the baby.

What I have shared with Mary Jo is that a signed contract with a stipulated plan from Quickturn is essential to making decisions about the timeline. Additionally, Mr. Kattar needs to be part of this decision making and signing with Quickturn. There is a dumpster at the home now .

Have a good evening all.

**Lauren Lightner, LICSW**

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