

## Vang, Mai (CI-StPaul)

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**From:** Mel Smith <mel@ewinggrouprealty.com>  
**Sent:** Wednesday, February 17, 2016 9:16 AM  
**To:** Vang, Mai (CI-StPaul)  
**Cc:** leslie.bolden@shellpointmtg.com; page@ewinggrouprealty.com;  
page@ewinggrouprealty.com  
**Subject:** RE: 2227 Beech St.Kemper Ltr.1-27-16  
**Attachments:** Code Compliance 2227 Beech.pdf; Supreme Estimate 2227 Beech St St Paul Demo EstimatePDF.PDF; Supreme Estimate 2227 Beech St St Paul Rehab EstimatePDF.PDF; Mel 2227 Beech St St Paul MN Rehab Estimate PDF.PDF; Mel 2227 Beech St St Paul MN Demo Estimate.pdf; 2227 Beech St.Kemper Ltr.1-27-16.pdf

### Good Morning Mai

I just left you a voicemail message to check in as I haven't heard back from you which is making me a bit nervous. The council meeting is today and I wanted to get clarification on the commitment letter, I was not sure if you had a template for me to use or not?

I also wanted to confirm that you were able to advise Marsha of lack of notification to new owners, Shell Pointe about timeline and request?

1. Work Plan – See attached estimates
2. Timeline – 30-45 days from approval
3. Financial Documentation – Requested financial statement from client via voicemail and message into web interface
  - Please see attached independent report, annual revenue of New Penn (parent company is 175.2 Million)
  - <http://www.inc.com/profile/new-penn-financial>
  - <http://fiscaltoday.com/shellpoint-mortgage-servicing-company-spotlight/>
4. **Letter of Commitment** – Do you have a blanket form that you use for this or is just a signed dated statement sufficient?

I plan on attending council meeting today, but want to ensure that all parties are on the same page prior too; I am dealing with a corporation and the timeline that I have been given to work within is tough as multiple parties need to approve requests.

Please provide instruction on the Letter of commitment as soon as possible. If there are any additional issues or concerns, my client has requested that Marsha contact myself or my representative directly. My Rep at Shellpoint is Les Bolden and he can be reached during business hours at 832-775-7737.

Your time and assistance has been most appreciated and I look forward to hearing from you ☺

Regards,  
Mel



RESPECTFULLY,



THE EWING GROUP, LLC.  
1624 HARMON PLACE #225  
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**From:** Mel Smith [mailto:[mel@ewinggrouprealty.com](mailto:mel@ewinggrouprealty.com)]  
**Sent:** Wednesday, February 10, 2016 3:24 PM  
**To:** 'Vang, Mai (CI-StPaul)'  
**Cc:** [leslie.bolden@shellpointmtg.com](mailto:leslie.bolden@shellpointmtg.com); '[page@ewinggrouprealty.com](mailto:page@ewinggrouprealty.com)'  
**Subject:** RE: 2227 Beech St.Kemper Ltr.1-27-16

**Good Afternoon Mai**

Please see attached estimates from the code compliance, thank you for providing the attached letter. This is the first that I saw of this and was planning on attending meeting next week. My client is Shell point and I have cc'd my contact in this email so they can be caught up to speed as well as uploaded this letter onto our web interface. Per dates of bids attached, we just received them, and there are still bids outstanding from the FSM (field service manager network). I have requested a financial statement from my client in the interim and contacted vendor about timeframe. I was able to reach Precision Contracting, my intent, should client be able/elect to move forward with rehab; is to attend council meeting with vendor and provide more of a detailed outline and scope.

1. Work Plan – See attached estimates
2. Timeline – 30-45 days from approval
3. **Financial Documentation** – Requested financial statement from client via voicemail and message into web interface
4. **Letter of Commitment** – Do you have a blanket form that you use for this or is just a signed dated statement sufficient?

**Demo Notes:**

See attached estimates. All Metro Excavating or Semple which have demo licenses would be sub contracted for demo in the event that client elects not to move forward with the demolition.

I appreciate your willingness to assist me and will continue to keep you updated. As noted in our phone conversation I am completing a BPO on this asset with recommendation to complete the rehab should city be agreeable, completion tomorrow. I apologize that I wasn't privy to the timelines and unfortunately didn't see this letter with requirements until late this afternoon. I am not a fan of piece mailing things over.

Property is in fair condition and newer for housing stock in its immediate area. I feel this home is a good candidate for repair. I did have an extensive conversation with my rep at Shellpoint this morning and they are receptive to working

with city and providing documentation, attending meetings. At that time I had thought our deadline for documentation was the 17<sup>th</sup> vs. today.

Your time is most appreciated and I look forward to hearing from you ☺

Regards,  
Mel

"The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy." - MLK



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**From:** Vang, Mai (CI-StPaul) [<mailto:mai.vang@ci.stpaul.mn.us>]

**Sent:** Wednesday, February 10, 2016 3:03 PM

**To:** [mel@ewinggrouprealty.com](mailto:mel@ewinggrouprealty.com)

**Subject:** 2227 Beech St.Kemper Ltr.1-27-16

Hi Melody,

*Attached is the letter sent to Jared Kemper who is representing Ocwen Bank. If your client decides to do the rehab, the conditions are listed in my letter. If your client wishes to demolish the building, they will need to submit a licensed demolition permit to Dept of Safety and Inspections.*

*Questions, let me know. Thanks.*



**Mai Vang**

Coordinator for Legislative Hearings

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