

Vang, Mai (CI-StPaul)

From: Moermond, Marcia (CI-StPaul)
Sent: Wednesday, October 2, 2019 5:51 PM
To: Imam/Dr. Hassan Jaamici, Ph.D.; Laura Orr; Caty Royce; Dai Thao; Javeed Hadi
Cc: Vang, Mai (CI-StPaul); Zimny, Joanna (CI-StPaul); Magner, Steve (CI-StPaul)
Subject: RE: Inquiry - 489 Sherburne/Stuff Property

All,

The Council referred this matter back to Legislative Hearing October 8, 2019. The following are the standard conditions we look for all cases like this:

1. Performance deposit of \$5,000 to be posted with the Dept. of Safety and Inspections – *none received to date*;
2. Code Compliance Inspection report must be completed – *done*;
3. Work plan/scope of work/sworn construction statement, with subcontractor bids, to rehabilitate property must be provided and approved – *none received to date*;
4. Evidence of financing to execute the above plans must be provided and approved – note, the City estimates rehabilitation costs will exceed \$100,000 – *none received to date*;
5. If financing is not directly tied to the property, such as a construction loan, an affidavit indicating funds to be used will be dedicated for the purpose of the rehabilitation;
6. Property is to be maintained – *there have been 5 summary abatement orders since Legislative Hearings began February 26, the most recent being September 10 – property maintenance has been a problem*;
7. If the property will be rehabilitated by a potential/future purchaser, a signed contract must be provided and approved – *none received to date*.

The Council has indicated clearly it would like to see this matter resolved and that plans need to move along. I look forward to discussing how these conditions are to be met and anticipate the plans discussed in the email below will be more complete by the time of the hearing.

Sincerely, Marcia Moermond
Legislative Hearing Officer
Saint Paul City Council

From: Imam/Dr. Hassan Jaamici, Ph.D. [mailto:xasanjaamici@gmail.com]
Sent: Wednesday, October 2, 2019 2:00 PM
To: Laura Orr <laura.orr@smrls.org>; Caty Royce <caty@frogtownmn.org>; Dai Thao <dthaoward1@gmail.com>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Javeed Hadi <javeedhadi@hotmail.com>
Subject: Re: Inquiry - 489 Sherburne/Stuff Property

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

Dear Attorney Laura:

I just want to let you know that I met Mr. Stuff and told him that am interested in buying the house 489 Sherburne Av. and remodele it. He is still considering me as first option to buy his house. The following are the steps I took so far:

1. secured the investor who saw the house and willing to invest me to by the house.

2. My construction compay saw the house Monday and will send me a letter about the estimate price of remodeling the house.

3. I am also waiting another 2 sources to get a grant for the construction.

Thanks,

On Wed, Sep 11, 2019 at 10:04 AM Laura Orr <laura.orr@smrls.org> wrote:

Dear Dr. Mohamud/Jaamici:

I write after first attempting to reach you at 651-224-6722 and 612-229-9483, sending a text to the latter number in accordance with instruction in your voicemail message. I spoke with William Stuff this morning for my first occasion since July 11, 2019. He is interested in selling the property to you. However, city ordinance prohibits transfer of ownership of a Category III vacant property until the city issues a certificate of occupancy or compliance. [St. Paul Legislative Code 33.03\(f\)\(6\)](#). To avoid the home demolition, the city will need to see a work plan for the home's rehabilitation. Mr. Stuff reports that you have arranged for contractors to visit the home.

- Are you willing to purchase the home under a contract for deed where title is conveyed to you after you have arranged for the home's rehabilitation and the city has granted a certificate of occupancy?
- If so, are you able to attend a hearing before city council at 3:30 P.M. today?
- If you are not able to attend the hearing, are you able to e-mail or fax to me any bids that you have received for the home's rehabilitation?
- If you are not able to attend the hearing, are you able to review and response to a proposed purchase agreement involving the terms described in my first question (contract for deed where title is conveyed to you after you have arranged for the home's rehabilitation and the city has granted a certificate of occupancy)?

Please call me at 651-894-6924 about these issues at your earlier convenience. Thank you.

Sincerely,

Laura Orr

Senior Attorney

Southern Minnesota Regional Legal Services

55 East Fifth Street, Suite 400

St. Paul, MN 55101

Direct Line: 651.894.6924

Client Intake: 651.222.4731

Office Phone: 651.222-5863

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On Wed, Aug 21, 2019 at 9:37 PM Imam/Dr. Hassan Jaamici, Ph.D. <xasanjaamici@gmail.com> wrote:

Dear Attorney Laura:

Thanks for your email.

Yes, I am still interested in buying the property since it is next door to my house. The house is also is between two family friends. I have already discussed with him this issue almost 10 months ago and many times. Anyway I will try my best to reach him or locate him. I have not seen Mr. Stuff since May or June in my recollection and he told me that he got money or grant to rehabilitate the house then he will sell it to me. He also told me if the City gave him a permission to sell his property now as it is then he would sell it to me. I also shared this information to my City Council member Dai Thao.

I was shocked when I saw couple people keep coming back and telling that they were buying the house. I am glad that the house is still the ownership of Mr. Stuff. Please let me know also if you reach him so we can work together any arrangement to pay this house.

I can not make next hearing since I have a prior engagement. Please update me any news about the issue.

Thank you.

On Tue, Aug 20, 2019 at 9:07 PM Laura Orr <laura.orr@smrls.org> wrote:

Dear Dr. Mohamud:

I write acknowledging receipt of Marcia Moermond's and Mai Chong's e-mail responses to you. (Both included me via CC.)

The only person with authority to enter an agreement for the property's sale at this time is Mr. Stuff. Unfortunately, I have been unable to make contact with Mr. Stuff since July 11, 2019, when he expressed openness to considering an arrangement proposed by another prospective purchaser. My attempts to reach him by telephone, by mail, and in person have been unsuccessful. I first learned of your interest in the property through Caty Royce, who called me on August 12, 2019, after speaking with Mr. Stuff at the property. I travelled to the property two hours later hoping to make contact with him but was again unsuccessful.

I have attached the compliance report from the City of St. Paul. To avoid the property's demolition, Mr. Stuff (or any individuals working on his behalf) will need to present a work plan to resolve the issues in the compliance report with verification of sufficient financing at or before the property's next hearing at 9 A.M. on Tuesday, August 27, 2019. City ordinance prohibits transfer of ownership of a Category III vacant property until the city issues a certificate of occupancy or compliance. [St. Paul Legislative Code 33.03\(f\)\(6\)](#). I have attached an example of a purchase agreement containing an addendum addressing the need for a certificate of occupancy before conveyance of title.

Please confirm whether you remain interested in buying the house. Additionally, please let me know if you see Mr. Stuff and, if so, please recommend that he contact me. My direct number is 651-894-6924.

At recent hearings, I have only been able to ask the city for more time to make contact with Mr. Stuff. On August 13, 2019, Mr. Moermond made clear that the extension she provided to August 27, 2019 would be the last. The other prospective purchaser has been prepared to offer a work plan and documentation of financing to the city and a purchase agreement to Mr. Stuff, but no one can do anything to rehabilitate the property without Mr. Stuff's involvement.

As a final note, I want to acknowledge that I have planned to be out of the office until September 3, 2019. I am prepared to make myself available to the extent necessary if Mr. Stuff is located and is interested in working with a prospective buyer.

Sincerely,

Laura Orr

Senior Attorney

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On Mon, Aug 19, 2019 at 9:04 PM Imam/Dr. Hassan Jaamici, Ph.D. <xasanjaamici@gmail.com> wrote:

Thank you for your response.

On Mon, Aug 19, 2019 at 8:38 PM Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

Thank you for your inquiry Dr. Mohamud. The City is not a party in this sale. Therefore, I am referring you to the owner's attorney in this matter, Ms. Laura Orr, who is copied on this email. Best wishes, Marcia Moermond

From: Imam/Dr. Hassan Jaamici, Ph.D. [mailto:xasanjaamici@gmail.com]
Sent: Monday, August 19, 2019 8:19 PM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Subject: Inquiry

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

Dear Marcia:

My name is Imam/Dr. Hassan Mohamud. I am next door of 489 Sherburne Avenue. My house address is 487 Sherburne Avenue. About 8 months ago I told my neighbor I am interested in buying his house to remodel if he is selling. He told me I would be the first to be informed if he is selling his house. I saw couple times some people coming to see the house. One of them told me that he was interested in buying the house. I heard that the issue is now public and the city is involving selling this house. I would request you to share with me if you have any information about the process of buying the house. I am still interested in buying it.

Thank you in advance.

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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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