

Vang, Mai (CI-StPaul)

From: Michael V. Schleisman <mschleisman@pfb-pa.com>
Sent: Wednesday, November 18, 2015 4:41 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Case Aware
Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1

Marcia,

I appreciate that. I will do what I can to get this one in order as soon as possible. I assume my appearance is no longer necessary tonight but will certainly be appearing on 11/24.

Michael V. Schleisman
Attorney

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-----Original Message-----

*From: Moermond, Marcia (CI-StPaul) [mailto:marcia.moermond@ci.stpaul.mn.us]
Sent: Wednesday, November 18, 2015 4:37 PM
To: Michael V. Schleisman <mschleisman@pfb-pa.com>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Case Aware <CaseAware@pfb-pa.com>
Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1*

This bid does make a difference to me. Based on the fact that your client has had a contractor go through and develop a bid, I will recommend the Council lay the matter over - sending it to Legislative Hearing on Tuesday November 24 and Council Public Hearing December 2.

-----Original Message-----

From: Michael V. Schleisman [mailto:mschleisman@pfb-pa.com]

Sent: Wednesday, November 18, 2015 4:28 PM

To: Moermond, Marcia (CI-StPaul)

Cc: Vang, Mai (CI-StPaul); Case Aware

Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1

Hello again,

The initial bid/estimate is attached for your reference. A more detailed bid and timeline will be available soon, and particularly one that is in reference to the compliance report, rather than the initial abatement notice.

*Michael V. Schleisman
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-----Original Message-----

From: Michael V. Schleisman

Sent: Wednesday, November 18, 2015 4:13 PM

To: 'Moermond, Marcia (CI-StPaul)' <marcia.moermond@ci.stpaul.mn.us>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Case Aware <CaseAware@pfb-pa.com>
Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1

Marcia,

The application for code compliance was submitted to the city this past Friday. It was overnighted on Thursday, 11/13, so I don't have a receipt to provide this other than the application I previously provided, my writing and the overnight receipt.

The lack of appearance at the Legislative Hearing was due to an oversight by my client. I was informed by them that they would make sure an appearance was made, apparently by a different firm they use. Unfortunately their property preservation vendor then failed to issue a work order properly and the hearing was missed. Clearly this is not excusable, but the lack of action on my client's part was not due to knowingly abstaining from action. It was a mistake.

I can assure you now that my client is fully invested in rehabilitating the property to the requirements by the city. I was hopeful that the code compliance application and bond posting would be a sufficient showing of good faith that my client is making every attempt to salvage this and comply with the wishes of the city.

Regarding plans, I was also hoping my client be given at least 7-14 days to put together the necessary contactor bids, timeline, commitments of funds, ect.

I understand your reluctance not to layover the matter, but I hope you will reconsider this.

Michael V. Schleisman
Attorney

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-----Original Message-----

*From: Moermond, Marcia (CI-StPaul) [mailto:marcia.moermond@ci.stpaul.mn.us]
Sent: Wednesday, November 18, 2015 3:59 PM
To: Michael V. Schleisman <mschleisman@pfb-pa.com>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Case Aware <CaseAware@pfb-pa.com>
Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1*

Michael,

This is not a case where I would recommend a layover of the matter. All I have is the performance deposit showing up in the system and a promised application for a code compliance. I have also not had the opportunity to meet with you or your client on prospective plans. I understand my paralegal, Mai Vang, has contacted you to relay this information, as well. This is the type of case where I would recommend that the request for additional time to develop plans be directed to the City Council. If they refer it back to Legislative Hearing, I am more than happy to work through the process with you.

Marcia Moermond

-----Original Message-----

*From: Michael V. Schleisman [mailto:mschleisman@pfb-pa.com]
Sent: Wednesday, November 18, 2015 1:38 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Case Aware
Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1
Importance: High*

Marcia,

The bond was just posted. The receipt for the bond payment is attached, as is a copy of the code compliance inspection report application. Apparently the compliance report application is in your system, but the payment has not yet been applied by the city.

Please advise if this showing of good faith will be sufficient to get this property removed from the council's calendar this evening. The remaining items such as bids, timeline, letter of commitment will also be addressed shortly.

*Michael V. Schleisman
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-----Original Message-----

From: Michael V. Schleisman

Sent: Thursday, November 12, 2015 3:09 PM

To: 'marcia.moermond@ci.stpaul.mn.us' <marcia.moermond@ci.stpaul.mn.us>

Cc: 'Vang, Mai (CI-StPaul)' <mai.vang@ci.stpaul.mn.us>; Case Aware <CaseAware@pfb-pa.com>

Subject: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1

Marcia,

I represent Fay Servicing, LLC, the mortgage servicer who recently foreclosed on this property in July 2015. I have just overnighted a code compliance inspection report for this property to the city office.

I will be posting the 5k performance bond shortly as well. I have instructed my client to inspect and obtain bids to create a timeline, as well as a letter of commitment. Our hope is to have this matter pulled/postponed from the city council's calendar for 11/18.

I will keep you updated as things progress. Thank you.

Michael V. Schleisman

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