From: Zimny, Joanna (CI-StPaul)
To: "Craig Barbee"
Subject: RE: 781 Cooke Ave E.Barbee R-R Ltr.6-17-22
Date: Wednesday, June 22, 2022 1:50:00 PM
Attachments: image001.png
image003.png

Mr. Barbee,

I'm sorry for the delay in response re: sheriffs certificate and title transfer. I believe this comes into play on both this and 1006 3rd street, so I'll be replying to that as well.

You may transfer the sheriffs certificate without it triggering the title transfer clause of the City's legislative code. Note however that all other requirements (proof of financing, code compliance, etc) the City considers for rehab or removal must be met regardless.

Thanks,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8515
joanna.zimny@ci.stpaul.mn.us
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From: Zimny, Joanna (CI-StPaul)
Sent: Tuesday, June 21, 2022 7:46 AM
To: Craig Barbee <craig@minnesotamortgagelaw.com>
Cc: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Yannarelly, Joe (CI-StPaul) <joe.yannarelly@ci.stpaul.mn.us>
Subject: RE: 781 Cooke Ave E.Barbee R-R Ltr.6-17-22

Thank you Mr. Barbee,

I will forward to Ms. Moermond and keep you posted. I will update you with any information re: her

conversation with the CA once I hear from her.

Thanks,
Joanna

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From: Craig Barbee <craig@minnesotamortgagelaw.com>
Sent: Friday, June 17, 2022 2:13 PM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Cc: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Yannarelly, Joe (CI-StPaul) <joe.yannarelly@ci.stpaul.mn.us>
Subject: RE: 781 Cooke Ave E.Barbee R-R Ltr.6-17-22

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

At Tuesday's hearing, I had asked Ms. Moermond whether the City would consider an Assignment of the Sheriff's Certificate a transfer of ownership subject to the restrictions in Chapter 33 of the City Code. Ms. Moermond said she would need to get an opinion from the City Attorney.

Section 33.03 (6) states that no "person shall sell, purchase, give or transact a change in title or property ownership of any building . . ." without obtaining the appropriate certificate of occupancy.

It is my opinion that an assignment of sheriff's certificate does not trigger this restriction. Because the foreclosure is in the redemption phase, the owner of a sheriff's certificate does not have fee title. Therefore, an assignment of the sheriff's certificate does not change the ownership prior to the expiration of the redemption period. Also, as a practical matter, if our mortgage clients can assign the sheriff's certificate to parties interested in rehabilitating properties, this will put parties with more skill and experience in doing this type of work in position to save these structures.

Please forward this email to Ms. Moermond, and, after she consults with the City's attorneys, please

let me know if the City Attorney's office agrees with my assessment.

If there are any questions or if it is easier to discuss on the phone, please contact me at (952) 491-7726. Thank you for your assistance.

Sincerely,

Craig M. Barbee, Esq. | Partner
Liebo, Weingarden, Dobie & Barbee, PLLP
(fka Usset, Weingarden & Liebo, PLLP)
4500 Park Glen Road, Suite 300
Minneapolis, MN 55416
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From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Sent: Friday, June 17, 2022 9:02 AM
To: Craig Barbee <craig@minnesotamortgagelaw.com>
Cc: Humphrey, Robert (CI-StPaul) <robert.humphrey@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Yannarelly, Joe (CI-StPaul) <joe.yannarelly@ci.stpaul.mn.us>
Subject: [EXTERNAL] 781 Cooke Ave E.Barbee R-R Ltr.6-17-22

Attached please find a letter regarding the above matter.

Thank you,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
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