City of Saint Paul

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Master

File Number: SR 22-132

File ID: SR 22-132 **Type:** Staff Report **Status:** Archived

Version: 1 **Contact Number:** **In Control:** Legislative Hearings

File Created: 07/14/2022

File Name: 587 Cook Avenue East **Final Action:** 08/09/2022

Title: Review Request for a potential stay of enforcement of demolition of Jerry Krippner, for property at 587 COOK AVENUE EAST.

Notes: Jerry Krippner 952-261-7800
Tyrenzlo Williams - 651-983-7745

JZ tried calling Williams 7/25 at 12:30 pm - rang forever, no voicemail, then disconnected.

Agenda Date: 08/09/2022

Agenda Number: 1

Sponsors: Yang **Enactment Date:**

Attachments: 587 Cook Ave E.email chain. 7-6-22.pdf, 587 Cook Ave E.Scope of Work 6-24-22.pdf, 587 Cook Ave E.Estimate Bid 6-23-22.pdf, 587 Cook Ave E.Krippner Williams R-R Ltr.6-27-22.doc, 587 Cook Avenue E - MNAR - Purchase Agreement (MNPA) (Rev 082021) (1) (1), 587 Cook Avenue E - MNAR - Addendum to Purchase Agreement_ Counteroffer (Rev 08_2020) (1) (1), 587 Cook Ave E.Krippner R-R Ltr.7-28-22, 587 Cook Ave E.Krippner R-R Ltr.8-5-22 **Financials Included?:**

Contact Name: **Hearing Date:**

Entered by: mai.vang@ci.stpaul.mn.us **Ord Effective Date:**

Related Files:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	07/26/2022	Laid Over	Legislative Hearings	08/09/2022		

Action Text: Laid Over to the Legislative Hearings due back on 8/9/2022

Notes: *Layover to LH August 9, 2022 at 9 am (CPH August 17). PO to submit signed PA with partner who will post $5,000 PD, submit work plan and schedule, evidence of financing, affidavit or LHO will recommend property be removed.*

Gerald Krippner, owner, appeared via phone

Moermond: so Mr. Williams is no longer purchasing?

Krippner: they found at title issue and my title issue called their lender and told them about the title transfer piece and the lender said they wouldn't do that because they can't foreclose. We tried working through and he told me his buyer's funds fell through and left it over the weekend. Then we talked to the realtor again and said he had the funds, which then left it to see what kind of comfort we could have to close with the liability. Pretty uncomfortable situation. Liability at stake. Title guy called the City to ask about a special case, was told we're moving forward not backward. Got a text late last week saying they were cancelling the purchase.

Moermond: this was the purchaser's realtor? Do you have one?

Krippner: I am the realtor.

Moermond: right, you have your license but you don't really do this for a living.

Krippner: I've always been interested. I bought this but didn't get it done.

Moermond: have you considered hiring a realtor to act on your behalf? Someone with a larger network of contacts?

Krippner: I have had continual interest in the property. Had I known the template of what was going to happen, the timeline, the misunderstanding between Reid Soley and me. I would have sold it last fall, but acting in the interest of the City, the buyer wouldn't call the City. He seemed to be playing with things a bit. My goal was to get it through the winter and the hot spring market.

Moermond: you got a letter dated February 7. And an appointment letter a few weeks before that.

Krippner: the February 7 letter was the only one I got. I met with Matt in June. I put down the deposit for the Code Compliance Inspection.

Moermond: inspection was done January 13, so the letter would have gone out mid-December. You did get the declaration of the nuisance building. You don't have the money to post the Performance Deposit or do the rehab. I've got some rope to give you someone to partner with, but it isn't endless. I really need you to do more in terms of reaching out to people. Waiting for them to show up occasionally isn't working. This is pounding the pavement.

Krippner: I don't think I can talk to people while I'm under contract. I did have another interested party right when it went pending. I've left messages half a dozen times and texted him yesterday. I don't know what he's doing. Stephen with Keller-Williams.

Moermond: the Council voted to have this removed. That was June 8, and that was by and large because you couldn't post the Performance Deposit or the Code Compliance Inspection. Those are the first two things. The Council, on the strength of the potential purchase, pulled this out of the fire and sent it back. We have this falling through. I have to send a recommendation back to Council on this second swing at it. I can give you some time before it hits Council again. Today is July 26, I'm going to send this back to Council August 17. I'll also put this on my agenda August 9 here. What I'm hoping is in those 2 weeks you can find a purchaser to post the Performance Deposit and finances to do the work. That would be two months from when the Council adopted its original order to remove.

Krippner: what is the August 9 meeting?

Moermond: that's hopefully you here with a developer. Hopefully you have someone with you, and then the following Wednesday it will go to Council.

1 Legislative Hearings 08/09/2022 Received and Filed

Action Text: Received and Filed

Notes: *Layover to LH August 23, 2022 at 9 am (CPH August 24). PO to submit 1) PA agreement with 3rd*

party purchaser, 2) construction statement with timeline, 3) proof of finances to complete the rehab, 4) affidavit dedicating funds to the project and 5) property must continue to be maintained.

No one appeared

Moermond: this is Mr. Gerald Krippner's property. The Council voted to remove and based on a plea and a potential purchaser sent it back to get time to pull the deal tog. That deal fell through, he says he has another deal but he isn't ready. So if he actually had a deal today I'd be sending it to Council August 24. We're still going to do that and either he has everything done with a bow August 23, or August 24 I recommend no stay be granted in the demo and we close the book. He knows he has that two weeks to get his things together.