

**From:** [John Flores](#)  
**To:** [Zimny, Joanna \(CI-StPaul\)](#)  
**Subject:** Re: 575 595 Park St.Viggiano R-R Ltr.8-12-22  
**Date:** Friday, August 12, 2022 2:49:09 PM  
**Attachments:** [image001.png](#)

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

Joanna Zimny,

Hi I know it is late in the week but things have been just below chaos here. But here goes a short update on 757 and 795 Park St.

575 Park

We are on the edge of completion here. Most construction work is complete. We have purchased a closet door to be installed in the next few days. The home is cleaned out and I will take pictures and forward to you early next week. We are waiting for HVAC to complete furnace tests, venting issues and secure piping. Hopefully he can do this next week. This unit will be done this next week. We have picked up the grounds but parties have deposited mattress and material on the South side of the house. Oops, we are installing flashing for the basement door and the plumber is taking the permit for the new water heater and having an inspection. We will work this issue and make the doors open as needed.

595 Park

This is more complicated. We are in the process of patching those openings created by the Electrician and Plumber. That is ongoing this weekend and will be taped, sanded and painted next week. In doing this we will do the Kitchens and baths first in order to let Plumber and Electrician complete their work and allow us to install cabinets and fixtures promptly. We will then do the remainder of the units and then insulate the attic, clean out and install doors, floor coverings and hardware. We are working every day to make this one work.

I will give a more detailed summary next week, please bear with. I will send photo's of progress then also.

As for financing:

We tried to work with Frank on that issue but got no positive response. He was made aware that Change Orders for code items are common, that Additions happen and demand was made for funds to move forward more efficiently, but he said he is leaving town and he did. So we will work hard with some of our own funds to make this happen. I will provide the financial summary on Monday. But the top line is that we cannot use the same money to repair his buildings elsewhere and repair these properties too. There is also the costs of additional code work by the Electricians on both properties. And the short story is it amounts to over \$40,000. I will construct this and forward to you. Thank you.

John Flores  
A 1 Contractors

On Fri, Aug 12, 2022 at 10:19 AM Zimny, Joanna (CI-StPaul)  
<[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Attached please find a letter regarding the above matter.

Mr. Viggiano, note in the letter Ms. Moermond asked for a new affidavit dedicating the funds to the project (because the bank statement, while approved, was a little sparse). A sample is attached. I know its hard to get downtown right now, so if you're unable to email it back, you are welcome to send it to the address in my signature c/o Legislative Hearing office. **Just make sure we have it before September 7.**

Thank you,

Joanna



**SAINT PAUL**  
MINNESOTA

**Joanna Zimny**

Legislative Hearing Executive Assistant  
Legislative Hearing Office

Pronouns: she/her/hers

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