

From: [Michelle Toledo](#)
To: [Joanna Zimny](#)
Cc: [Elizabeth Sibet](#)
Subject: 594 Brunson St, Saint Paul, MN 55130
Date: Tuesday, April 8, 2025 5:41:45 PM
Attachments: [Affidavit 594 Brunson St.pdf](#)
[594 Brunson-2 Extension of delay of Execution of Option to Purchase Real Estate dated 8-15-2024.pdf](#)
[April 7, 2025 Timeline for 594 Brunson Street Saint Paul completion.pdf](#)

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

Hello Joanna,

Please disregard the typo in the last email subject line, this is the correct email.

Please see attached documents for next week's meeting for the requirement to receive by 4/8 more than a week in advance: updated work plan, affidavit, examples of just some of the payments of tens of thousands of dollars of progress much more than the 5% noted by city staff in recent months to go along with the request for a reduced extension period of 6 months down to 4 months which will be enough time to complete.

Below are the documents and just some of the payments for the tens of thousands between permits for the 3 general contractors & work that has been in progress with hundreds of hours of work done getting it closer to ready for people to live there again like it was occupied when I first looked at the property before all of this happened with the city's orders prior to me purchasing it.

The extension fees to one of the lenders for the property was paid for \$6,000 extension in the fall and \$6,000 in the spring plus another additional \$12,000 for ongoing payments within the last year also. One of the extensions noting the \$6,000 fee through 2/15 is noted. An additional \$6,000 was paid for the extension at that time for a total of \$18,000 in extension fees within slightly over 12 months and more than \$30,000 just in the last 13 months just to him as one of the lenders.

Originally so much additional work was not needed at the time that we met originally, but then all of the electrical was stripped out which Ms. Moriarty mentioned was Dec 2023 after we originally met which is what added so much in the cost that has been spent for the additional work on the main floor that has been very costly over time but is very far along now with much more than \$175,000 invested into this property so far over the years including the purchase price and now just less than \$60,000 to go.

I am only requesting 4 months to complete not the full 6 months since now with the electrician and plumber and all 3 contractors working on it with their help it will not take as much time and doesn't impact the city for one last extension on what I have already invested more than \$175,000 into since I have been keeping the snow removed and lawn mowed except for rare occurrences in recent years.

Elizabeth Sibet

Michelle Toledo
michelletoledo@cyberbacker.com

Elizabeth Sibet's assistant

Extension of delay of Execution of Option to Purchase Real Estate dated 8/15/2024

Extension Date 8/15/2024

This extension will extend the Delay of execution of Option Date from 8/15/2024 thru 2/15/2025. Option delay extension granted in exchange for a fee of \$6,000.00.

All other terms remain the same.

DocuSigned by:

8/15/2024

Hendrie Grant

3AA10076D3274E9...

IOE, LLC by Hendrie C. Grant Manager

Sibet Renovations, LLC grantor

Signed by:

8/15/2024

[Signature]

EC503E5073C34AF...

By Elizabeth Sibet, Member

Signed by:

8/15/2024

[Signature]

EC503E5073C34AF...

Elizabeth Sibet, guarantor

AFFIDAVIT OF AVAILABLE FUNDS

Date: 4/7/25

Re: (Property Address) 594 Brunson St, Saint Paul, MN 55130

To Whom It May Concern:

I, Elizabeth Klimmek, the undersigned, confirm that the amount of \$60,000 (amount) in a (Type of Account) Everyday checking - 4588 at Wells Fargo (Name of Bank or Financial Institution) will be dedicated for the repairs identified in the Code Compliance Report for the above-referenced address and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.

Signature

Elizabeth Klimmek

4/7/2025

Date

Timeline for 594 Brunson Street Saint Paul completion

Remodeling permit pulled (already completed)

Demo work done (already completed)

Deck removed (already completed)

Tree removal work (already completed)

Additional demo work done in February, March and early April because of all wiring stolen (electrician gave that update)

Electrical work	April 21-May 2
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Plumbing work	May 5-May 16
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Kitchens and bathrooms installed	May 19-June 6
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Sheet rock work, patching and painting	June 9-June 27
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Flooring refinished and other floors installed	June 30-July 11
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Painting touch ups after sanding marks from HW refinishing July 14-July 18

Property rented out or on the market in August ideally if not sooner (only expecting to need 4 months with these padded dates for additional time if needed above)>

From: **Wells Fargo**

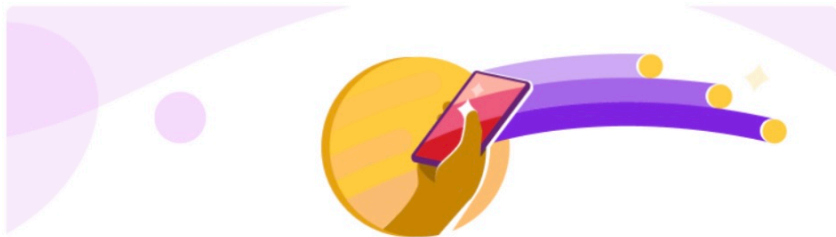
<alerts@notify.wellsfargo.com>

Date: Fri, Aug 9, 2024 at 2:49 PM

Subject: You sent money with Zelle(R)

To: <esibet@gmail.com>

WELLS FARGO



You sent \$894.00 to Paul Ruoho

Date: 08/09/2024



Wells Fargo

3/22/25

To: esibet@gmail.com >

You sent money with Zelle(R)

WELLS FARGO



**You sent \$525.00
to Chris Sonnesyn**

Date: 03/22/2025



Wells Fargo

To: esibet@gmail.com >

3/14/25

You sent money with Zelle(R)

WELLS FARGO



**You sent \$425.00
to Diego**

Date: **03/14/2025**



Wells Fargo

3/11/25

To: esibet@gmail.com >

You sent money with Zelle(R)

WELLS FARGO



**You sent \$810.00
to Diego**

Date: 03/10/2025



Wells Fargo

3/17/25

To: esibet@gmail.com >

You sent money with Zelle(R)

WELLS FARGO



**You sent \$1,012.85
to Jason Matos**

Date: 03/17/2025



Wells Fargo

3/30/25

To: esibet@gmail.com >

You sent money with Zelle(R)

WELLS FARGO



**You sent \$1,250.00
to Chris Sonnesyn**

Date: 03/30/2025



Wells Fargo

Yesterday

To: esibet@gmail.com >

You sent money with Zelle(R)

WELLS FARGO



**You sent \$805.00
to Chris Sonnesyn**

Date: 04/07/2025

Rental Period

Start: 03/21/2025

End: TBD

Service Address

549 N Brunson St
Saint Paul, MN 55130

Liz Silbet

P: [763-223-9097](tel:763-223-9097) /

M:

E: gsilbet@gmail.com

Billing Address

.

Customer
Comments:

Additional Order
Details:

Order Images





service@paypal.com

To: Elizabeth Sibet >

3/16/25

**You sent a \$2,951.15 USD
payment**

Hello, Elizabeth Sibet



**You sent
\$2,951.15 USD to
David Ihrig**



service@paypal.com

3/26/25

To: Elizabeth Sibet >

**You sent a \$3,572.85 USD
payment**

Hello, Elizabeth Sibet



**You sent
\$3,572.85 USD
to David Ihrig**

12:43

5G+ 29%

< All Inboxes



Found in esibet@gmail.com Inbox



service@paypal.com

3/9/25

To: Elizabeth Sibet >

**You sent a \$3,123.68 USD
payment**

Hello, Elizabeth Sibet



**You sent
\$3,123.68 USD to
David Ihrig**

12:43

5G+ 29%

< All Inboxes You sent a \$2,187...



service@paypal.com

3/11/25

To: Elizabeth Sibet >

**You sent a \$2,187.50 USD
payment**

Hello, Elizabeth Sibet



**You sent
\$2,187.50 USD to
Jason Matos**



service@paypal.com

3/11/25


To: Elizabeth Sibet >


**You sent a \$444.39 USD
payment**


Hello, Elizabeth Sibet





**You sent
\$444.39 USD to
Jason Matos**


 **Matt Parrott** **\$100**
partial Brunson 2119
Mar 24


 **Matt Parrott** **\$100**
Fri 7:15-9:15 / 11:30-2:30
Mar 21

 **Matt Parrott** **\$105**
Thur. 9:45-3:00
Mar 14

 **Matt Parrott** ~~**\$130**~~
Mon. 10-4:30/ 6.5 hours
Mar 13 · Canceled

 **Matt Parrott** **\$115**
wed 10:45-4:30
Mar 12

 **Matt Parrott** **\$60**
Tues. 1:30-4:30
Mar 11

 **Matt Parrott** **\$15**
Payment sent
Mar 5

12:46

◀ App Store

5G+ 29%



Your history



Matt Parrott

\$70

Tues. 12:30-4pm

Mar 26

Elizabeth Sibet

3/24/25 >

Fwd: You paid paul ruoho \$1,985.00

Elizabeth Sibet, e-PRO, CDPE, CIAS Realtor,
Designer & Stager eXp Realty eXp Commercial C:
763-221-9397 F: 763-757-5883 Certified Distre...
