Mai Vang

From: Brian Balsaitis <thebrianbmail@gmail.com>
Sent: Thursday, January 1, 2026 11:22 AM
To: Joanna Zimny
Cc: Mai Vang; Robert Humphrey
Subject: Re: 925 Magnolia 180 day extension - 80% progress

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

Hello And Happy New Year!

I am checking in with everybody to verify some things, and to give an update on our 925 Restoration project.
The work is progressing well, and we hope to have the final permits closed out by late January. The final Plumbing, and Electrical are just waiting on our bathroom and kitchen "tile" completion.

All the remaining work is basically trim, flooring and tile - type things, which as a competent tradesman I am doing myself. No other labor needs to be contracted out. All flooring and trim is on site, trim being installed now on windows...tile being installed.

I am assuming that around March 9th, you are looking for total completion, as the email from Joanna Z regarding the 180 day extension is dated September 9th.

This should be doable.

All this said, there is a family matter that is currently taking a lot of my time. As I mentioned to Mr. Zane, while we met back in September, my father is 87 years old, and in his last few months of life. He lives in Florida by himself, and has been in and out of the hospital multiple times for multiple issues for the past 6 months. He has Early dementia and multiple cancers, and is in CHF, and has finally been declared "mentally incompetent". Thus, I am responsible for all of his finances, mortgage etc...

Which means, I have been in Florida twice a month for several months to look after him and his affairs. It has slowed the progress down on the 925 project. Now that he is "incompetent" I will be moving him to assisted living / memory care in the next few weeks. And it also means I need to facilitate the cleaning out and sale of his house- to pay for the assisted living. And of course if he passes in the next few months, I will need to be involved in Funeral things as well.

So, my question is this: Obviously Mr Zane will come and do a progress report Late February, If I am still not complete enough to wrap up the cat 3/ CoC situation, what happens next?

Do we start again with $5,000 and 6 more months?

I just want a heads up, as you can see there is now a lot on my mind.

Thanks for listening,

Brian Balsaitis

On Tue, Sep 9, 2025 at 2:36 PM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

> Mr. Balsaitis,
>
> Ms. Moermond has reviewed your documents and will be recommending that the Council grant an additional 180 day to complete the rehab and continue your Performance Deposit.
>
> No need to attend the Council meeting; they will be voting on it without discussion to approve the additional time. Thanks for your patience!
>
> 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: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

Please consider the environment before printing this email

From: Brian Balsaitis <thebrianbmail@gmail.com>
Sent: Thursday, September 4, 2025 11:04 AM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: Re: 925 Magnolia 180 day extension - 80% progress

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

Hi Joanna,

Everyone needs holiday time!

Thanks for your work in all this.

Brian B

(612) 360-9220

On Thu, Sep 4, 2025 at 10:35 AM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

> Hi Brian,
>
> Just acknowledging that this was received, and is being reviewed by the LHO. Mai and I were both out, as you probably saw, apologies for the delayed response. I'll let you know as soon as I hear back from Ms. Moermond.

Thanks!

Joanna

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: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

Please consider the environment before printing this email

From: Brian Balsaitis <thebrianbmail@gmail.com>
Sent: Tuesday, September 2, 2025 10:46 AM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: Fwd: 925 Magnolia 180 day extension - 80% progress

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

---------- Forwarded message ---------
From: **Brian Balsaitis** <thebrianbmail@gmail.com>

Date: Tue, Sep 2, 2025 at 10:43 AM
Subject: 925 Magnolia 180 day extension - 80% progress
To: Mai Vang <mai.vang@ci.stpaul.mn.us>

Hello Ms. Vang

Please find attached the updated estimated labor / cost sheet for 925 Magnolia.

also, a screenshot of dedicated funding.

This is for the 180 day time extension.

thank you

Brian Balsaitis

(612) 360-9220