

Vang, Mai (CI-StPaul)

From: Vang, Mai (CI-StPaul)
Sent: Tuesday, June 30, 2015 9:59 AM
To: 'benjamin.landwehr@usbank.com'
Cc: Spong, Amy (CI-StPaul); Yannareilly, Joe (CI-StPaul); Moermond, Marcia (CI-StPaul);
Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Rico.Passley@usbank.com
Subject: RE: 966 Maryland Avenue East

*Ben,
Per our phone conversation this morning, I have consulted with the legislative hearing officer and she stated that it would be in your best interest to attend the public hearing tomorrow evening at 5:30 p.m. in Rm 300 Council Chambers. You may arrive 15 minutes before the public hearing and Ms. Moermond can speak to you at that time.*

Below is an outline of our basic conditions if the owner's intent is to rehabilitate the building:

- 1) Obtain a code compliance inspection at the Department of Safety and Inspections, 375 Jackson Street, Ste. 220, Saint Paul MN 55101*
- 2) Provide a work plan or sworn construction statement, with timelines, for the completion of the rehab of the building;*
- 3) A \$5,000 performance deposit must be posted;*
- 4) General and subcontractors bids;*
- 5) Document demonstrating financial capacity to complete the project (City's estimate cost to rehab exceeds \$60,000);*
- 6) Property taxes and vacant building fees must be current;*
- 7) Property maintenance – owners must continue to maintain the exterior areas of the property such as picking up trash, mowing the lawn, etc.*



Mai Vang

Coordinator for Legislative Hearings
City Council Offices
15 W. Kellogg Blvd, Ste. 310
Saint Paul, MN 55102
Direct: 651-266-8563
Appeals Line: 651-266-8585
Fax: 651-266-8574
mai.vang@ci.stpaul.mn.us



From: benjamin.landwehr@usbank.com [mailto:benjamin.landwehr@usbank.com]

Sent: Monday, June 29, 2015 5:38 PM

To: Vang, Mai (CI-StPaul)

Cc: Spong, Amy (CI-StPaul); Yannareilly, Joe (CI-StPaul); Moermond, Marcia (CI-StPaul); Magner, Steve (CI-StPaul);

Sheffer, Vicki (CI-StPaul); Rico.Passley@usbank.com

Subject: RE: 966 Maryland Avenue East

Mai,

I left you a voicemail as well. I discussed this property with the state again today, and our intention is to prevent the property from being demolished. I have requested payment for the code compliance inspection and will have one ordered ASAP.

Also, I was reviewing the vacant building performance bond information and I believe that US Bank is unable to sign this as it states the person receiving the permit needs to sign. We can make the deposit, but I will not be able to have a contractor execute this before July 1st hearing due to processing delays.

I have attached pictures of one of our most recent work orders completed that shows the condition of the property. We have \$30,000 pending bids to complete repairs but will not proceed if the city is going to demolish the house. However, in order for us to address additional issues, I would need a detailed list of the current violations in order for us to get bids for repair (pending code compliance inspection).

On our call last week, you mentioned that Marcia was the person who would be making the recommendation to the city for demolition, but based on the pictures I have provided and my stated intent that we want to prevent the demolition of the house, will the city grant an extension of time to address the issues? The redemption period for this foreclosure just expired on May 7th, 2015, and we have been completing work as we have been able, but do not want to continue to repair a house the city will demolish.

If Marcia would be willing to call me to discuss prior to the council hearing, I would greatly appreciate it! I am willing to attend the city council meeting to explain our intent, but I am unsure if that is the best avenue to pursue at this point due to the bond issue.

Pictures from work completed on 06/18/2015.

Thank you,

Benjamin Landwehr
Mortgage Supervisor
US Bank Home Mortgage - RMDM
Mail Code: EP-MN-L22F
Phone # 612-313-5380

benjamin.landwehr@usbank.com

From: "Vang, Mai (CI-StPaul)" <mai.vang@ci.stpaul.mn.us>
To: "benjamin.landwehr@usbank.com" <benjamin.landwehr@usbank.com>,
Cc: "Spong, Amy (CI-StPaul)" <amy.spong@ci.stpaul.mn.us>, "Yannarely, Joe (CI-StPaul)" <joe.yannarely@ci.stpaul.mn.us>, "Moermond, Marcia (CI-StPaul)" <marcia.moermond@ci.stpaul.mn.us>, "Magner, Steve (CI-StPaul)" <steve.magner@ci.stpaul.mn.us>, "Sheffer, Vicki (CI-StPaul)" <vicki.sheffer@ci.stpaul.mn.us>
Date: 06/29/2015 03:05 PM
Subject: RE: 966 Maryland Avenue East

[Here is a link to the bond application.](#)

Mai

From: benjamin.landwehr@usbank.com [<mailto:benjamin.landwehr@usbank.com>]

Sent: Monday, June 29, 2015 1:59 PM

To: Vang, Mai (CI-StPaul)

Cc: Spong, Amy (CI-StPaul); Yannarely, Joe (CI-StPaul); Moermond, Marcia (CI-StPaul); Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul)

Subject: Re: 966 Maryland Avenue East

Mai,

I am planning on attending the hearing.

Can I make the check for the bond payment out to the City of Saint Paul?

Thank you,

Benjamin Landwehr
Mortgage Supervisor
US Bank Home Mortgage - RMDM
Mail Code: EP-MN-L22F
Phone # 612-313-5380

benjamin.landwehr@usbank.com

From: "Vang, Mai (CI-StPaul)" <mai.vang@ci.stpaul.mn.us>
To: "benjamin.landwehr@usbank.com" <benjamin.landwehr@usbank.com>,
Cc: "Yannarely, Joe (CI-StPaul)" <joe.yannarely@ci.stpaul.mn.us>, "Magner, Steve (CI-StPaul)" <steve.magner@ci.stpaul.mn.us>, "Moermond, Marcia (CI-StPaul)" <marcia.moermond@ci.stpaul.mn.us>, "Sheffer, Vicki (CI-StPaul)" <vicki.sheffer@ci.stpaul.mn.us>, "Spong, Amy (CI-StPaul)" <amy.spong@ci.stpaul.mn.us>
Date: 06/29/2015 12:49 PM
Subject: 966 Maryland Avenue East

Hello Mr. Landwehr,

Per our phone conversation last Friday, I was going to get back to you after consulting with Marcia Moermond, Legislative Hearing Officer, about possible continuation of the matter from July 1 public hearing. However, she is out today as well.

My advice to you was to post the bond and order the code compliance inspection right away if the owner wishes to rehab the property. Since I am not able to consult with her, it may be in your best interest to have a representative or yourself at the City Council Public Hearing on July 1, 2015 at 5:30 p.m. in Room 300 Council Chambers and you may present your case to the Councilmembers or to make that request.

 **Mai Vang**

	Coordinator for Legislative Hearings City Council Offices 15 W. Kellogg Blvd, Ste. 310 Saint Paul, MN 55102 Direct: 651-266-8563 Appeals Line: 651-266-8585 Fax: 651-266-8574 mai.vang@ci.stpaul.mn.us



U.S. BANCORP made the following annotations

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