

## Vang, Mai (CI-StPaul)

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**From:** Jared M. Goerlitz <JGoerlitz@pfb-pa.com>  
**Sent:** Wednesday, July 01, 2015 3:13 PM  
**To:** Moermond, Marcia (CI-StPaul); Vang, Mai (CI-StPaul)  
**Subject:** 966 Maryland Avenue East  
**Attachments:** Rec SC.pdf; SIGNED RR ORDER.pdf; Code Compliance Insp Deposit and Vacant Building Perf. Bond.pdf; Tax and Property Look Up Information - Tax Payment.pdf

Hi Marcia and Mai:

My firm handled the foreclosure and reduced redemptions on this property and have now been retained to address the City's Abatement Condemnation notice. I've attached the foreclosure documents showing MHFA foreclosed obtained an order reducing the redemption period to 5 weeks on April 2, 2015 and the sheriff's sale occurred on April 10, 2015. MHFA obtained fee title on May 7, 2015 and then immediately started rehabilitating the property. I will be arriving 15 minutes before the City Council meeting tonight to discuss with Marcia. However, I wanted to let you know the status of the attached conditions to rehabilitate ahead of the meeting:

- 1) Obtain a code compliance inspection at the Department of Safety and Inspections, 375 Jackson Street, Ste. 220, Saint Paul MN 55101
  - a. Please see the attached compliance inspection application and fee that were paid today.
- 2) Provide a work plan or sworn construction statement, with timelines, for the completion of the rehab of the building;
  - a. Rehabilitation has already occurred on the property and my client intends to continue with rehabilitation (assuming it is not demolished), but as you know, an appropriate sworn construction statement, timelines, etc. are premature until the code compliance inspection has occurred.
- 3) A \$5,000 performance deposit must be posted.
  - a. Please see the attached. This was paid today.
- 4) General and subcontractors bids;
  - a. I believe pictures and bids have been provided and additional information will be provided tonight. However, the appropriate bids will depend upon the code compliance inspection and will be provided following the code compliance inspection.
- 5) Document demonstrating financial capacity to complete the project (City's estimate cost to rehab exceeds \$60,000);
  - a. The owner of the property is a lender who certainly has the financial ability to pay for the work on this property. If you would like, we can provide a letter confirming sufficient funds are available to complete the work on this property based upon the current information known.
- 6) Property taxes and vacant building fees must be current;
  - a. According to the City's website, the vacant building fee has been paid for 2015. According to the County Website (see attached), taxes are current and first half taxes have been paid.
- 7) Property maintenance – owners must continue to maintain the exterior areas of the property such as picking up trash, mowing the lawn, etc.

If you have any questions, please let me know.

Thanks, Jared

**Jared M. Goerlitz**

Shareholder/Partner



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